Miami Beach Redevelopment Agency
Commission Chambers, 3rd Floor, City Hall
1700 Convention Center Drive
September 8, 2004

Chairman of the Board David Dermer
Member of the Board Matti Herrera Bower
Member of the Board Simon Cruz
Member of the Board Luis R. Garcia, Jr.
Member of the Board Saul Gross
Member of the Board Jose Smith
Member of the Board Richard L. Steinberg

Executive Director Jorge M. Gonzalez
Assistant Director Christina M. Cuervo
Assistant Director Mayra Diaz Buttacavoli
General Counsel Murray H. Dubbin
Secretary Robert E. Parcher

AGENDA

1. ROLL CALL

2. OLD BUSINESS

   A Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency For The Month Of July 2004. (Page 614)

3. NEW BUSINESS

   A A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Ratifying The Award Of A Professional Services Agreement To Chen And Associates In The Not To Exceed Amount Of $2,144,773 To Provide Urban Design, Architecture, Landscape Architecture, Engineering, And Construction Administration Services Necessary To Complete The Planning, Design, And Construction Of The City Center Right Of Way Improvement Project And Appropriating $2,144,773 For This Purpose From City Center RDA Funds. **Joint City Commission and Redevelopment Agency** (Page 662)

   B A Resolution Of The Chairman And The Members Of The Miami Beach Redevelopment Agency Appropriating Funds In An Amount Not To Exceed $54,125 From City Center Redevelopment Area Tax Increment Funds To Execute An Amendment To The City's Agreement With URS Corporation-Southern For Program Management Services To Provide Additional Inspection Services For The Colony Theatre Construction Project. **Joint City Commission and Redevelopment Agency** (Page 711)

C A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Ratifying Amendment No. 16 To An Existing Agreement Between The City Of Miami Beach And Camp, Dresser & McKee, Inc. (CDM), Dated July 21, 1992, For Professional Engineering Services For The Upgrade Of Sewer & Water Pumping Stations And A New Pumping Station On Macarthur Causeway, To Provide Additional Architectural, Engineering And Landscape Architectural Services To Re-Design The South Pointe Wastewater Booster Pump Station Project; And Appropriating $223,941, Available From The From South Pointe Redevelopment Area Tax Increment Funds. **Joint City Commission and Redevelopment Agency** (Page 724)

D A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Appropriating $592,809 In South Pointe Trust Fund Revenues And $572,876 In City Center Trust Fund Revenues, To Be Remitted To The Children's Trust, An Independent Special Taxing District, For The Purpose Of Establishing The Use Of Tax Increment Revenues To Be Derived From The Imposition Of A Not To Exceed One-Half (1/2) Mill Tax Levy By The Trust Against Real Property Located Within The South Pointe Redevelopment Area And The City Center/Historic Convention Village Redevelopment And Revitalization Area, Respectively, In Accordance With The Provisions Set Forth In The Interlocal Agreement, Dated August 16, 2004, By And Between The City Of Miami Beach, The Miami Beach Redevelopment Agency (RDA), Miami-Dade County, Florida And The Children's Trust; Said Appropriation To Be Utilized By The Children's Trust Solely For Programs And Services For Children And Families Within The City Of Miami Beach, As Set Forth In The Interlocal Agreement. (Page 753)

E A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Appropriating $105,641 In South Pointe Trust Fund Revenues And $99,055 In City Center Trust Fund Revenues, To Be Remitted To Miami-Dade County In Payment For Its Share Of The Administrative Fee For Fiscal Year Ending September 30, 2004, Pursuant To The Terms Set Forth In The Interlocal Agreement, Dated August 12, 2004, By And Between The City Of Miami Beach, The Miami Beach Redevelopment Agency (RDA) And Miami-Dade County, Florida, For The Purpose Of Establishing The Use Of 1.5% Of The Tax Increment Revenues Against Real Property Located Within The South Pointe Redevelopment Area And The City Center/Historic Convention Village Redevelopment And Revitalization Area To Be Remitted To The City And County At Fiscal Year End. (Page 762)

F A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Appropriating $129,807 In South Pointe Trust Fund Revenues And $125,443 In City Center Trust Fund Revenues, To Be Remitted To The City Of Miami Beach In Payment For Its Share Of The Administrative Fee For Fiscal Year Ending September 30, 2004, Pursuant To The Terms Set Forth In The Interlocal Agreement, Dated August 12, 2004, By And Between The City Of Miami Beach, The Miami Beach Redevelopment Agency (RDA) And Miami-Dade County, Florida, For The Purpose Of Establishing The Use Of 1.5% Of The Tax Increment Revenues Against Real Property Located Within The South Pointe Redevelopment Area And The City Center/Historic Convention Village Redevelopment And Revitalization Area To Be Remitted To The City And County Respectively At The End Of The Fiscal Year. (Page 767)

G A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Appropriating $232,000 In Available Tax Increment Funds In Order To Complete The Lighting And Fountains Enhancement Project On Lincoln Road. (Page 772)

End of RDA Agenda

MIAMI BEACH REDEVELOPMENT AGENCY
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
http:\\ci.miami-beach.fl.us, Telephone: (305) 673-7193, Fax: (305) 673-7772

HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

1. Jorge M. Gonzalez has been designated as the Agency's Executive Director.
   Robert Parcher has been designated as the Agency's Secretary.

2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.
3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.

   Copies of the Agency agenda may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.

   The complete agenda, with all backup material, is available for inspection on the Monday prior to the Agency meeting at the Agency Secretary office (City Clerk's Office).

4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher
Agency Secretary

March 7, 2001

CITY OF MIAMI BEACH

2004 CITY COMMISSION AND REDEVELOPMENT AGENCY MEETINGS

January 14 (Wednesday)

February 4 (Wednesday) February 25 (Wednesday)

March 17 (Wednesday)

April 14 (Wednesday)

May 5 (Wednesday) May 26 (Wednesday)

June 9 (Wednesday)

July 7 (Wednesday) July 28 (Wednesday)

August City Commission in Recess – NO MEETINGS

September 8 (Wednesday)

October 13 (Wednesday)

November 10 (Wednesday)

December 8 (Wednesday)

REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES

OF THE

MIAMI BEACH REDEVELOPMENT AGENCY

FOR THE MONTH OF JULY 2004

Agenda Item 2A
Date 9-8-04

MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us

REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Miami Beach Redevelopment Agency

Date: September 8, 2004

From: Jorge M. Gonzalez, Executive Director

Subject: **REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES OF THE MIAMI BEACH REDEVELOPMENT AGENCY FOR THE TEN MONTHS ENDED JULY 31, 2004**

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

The attached material includes the following:

Section A - South Pointe Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2003 and the Ten Months Ended July 31, 2004

- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Ten Months Ended July 31, 2004

- Narrative of Major Projects Planned and/or Underway

Section B - City Center Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2003 and the Ten Months Ended July 31, 2004

- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Nine Months Ended July 31, 2004

- Narrative of Major Projects Planned and/or Underway

JMC:PDW:MIM:jap

SOUTH POINTE

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

JULY 31, 2004

Miami Beach
Redevelopment Agency
1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305) 673- 7295
Fax: (305) 673- 7772

September 8, 2004

TO: **Jorge M. Gonzalez, Executive Director**

FROM: **Patricia D. Walker, Chief Financial Officer**
City of Miami Beach

SUBJECT: **South Pointe Redevelopment District Financial Information For the Ten Months Ended July 31, 2004**

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1987 through July 31, 2004 approximately $101,519,000 of revenues were received in the South Pointe District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

$	81,505,000	- Incremental Ad Valorem tax;
$	6,860,000	- Bond proceeds;
$	5,188,000	- Land sale;
$	2,965,000	- Rental income;
$	2,907,000	- Interest income;
$	1,000,000	- Loan from the City of Miami Beach;
$	350,000	- State Grant; and
$	744,000	- From various sources.

The opening cash balance for October 1, 1987 was approximately $1,042,000; therefore, the total amount of funds available for the period was $102,561,000.

On the expenditure side, approximately $67,209,000 has been expended from October 1, 1987 through July 31, 2004.

These approximate expenditures were primarily made in the following areas:

$ 15,608,000 - Cobb/Courts Project;
$ 13,192,000 - Debt Service Payments;
$ 9,133,000 - Portofino Project;
$ 9,234,000 - South Pointe Streetscape/Park
$ 5,725,000 - Marina Project;
$ 5,260,000 - Administrative Costs;
$ 6,447,000 - SSDI Project
$ 1,045,000 - Carner-Mason Settlement and Other Reimbursements,
$ 200,000 - Community Policing
$ 1,365,000 - Other Project Costs.

The cash balance as of July 31, 2004 is approximately $35,352,000. This balance consisted of the following amounts:

$ 33,806,000 – Cash and Investment balance,
$ 36,000 – 1989 Bonds Sinking Fund Interest Account,
$ 708,000 – 1989 Bonds Sinking Debt Service Reserve Account,
$ 802,000 – 1989 Bonds Sinking Fund Principal Account.

JMG:PDW:MIM:jar

SUMMARY OF

CASH BASIS TRANSACTIONS

FOR THE MONTH ENDED

JULY 31, 2004

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2004 (through July 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	$ 1,041,730	$ 24,468,150	
REVENUE			
- Tax increment - City	35,587,488	8,158,214	$ 43,745,702
- Tax increment - County	30,126,612	7,013,077	37,139,689
- Tax increment (Interest) - County	26,627	-	26,627
- Tax increment - Children's Trust	-	592,809	592,809
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,812,907	151,888	2,964,795
- Interest income	2,668,675	238,822	2,907,497
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	-	5,000	5,000
- St. sales tax (receipt - income for pmt. to St)	174,653	14,492	189,145
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	18,056	-	18,056
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	41,666	14,242	55,908
Total Revenues	85,330,354	16,188,544	$ 101,518,898
EXPENDITURES			
PROJECTS			
Cobb/Courts	(15,608,223)	-	(15,608,223)
Marina	(5,573,542)	(151,554)	(5,725,096)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2004 (through July 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Portofino	(6,808,294)	(2,324,362)	(9,132,656)
South Pointe Streetscape	(8,325,661)	(908,191)	(9,233,852)
SSDI	(5,954,550)	(492,391)	(6,446,941)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)	-	(53,061)
Washington Ave.	(468,669)	(463)	(469,132)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(38,876)	(34,284)	(73,160)
Victory/Community Gardens	(27,083)	(128,878)	(155,961)
Washington Park	-	(625)	(625)
Water/Sewer Pump Station Upgrade	-	(47,583)	(47,583)
Flamingo S. Bid A R.O.W.	-	(31,479)	(31,479)
Miscellaneous	(56,159)	-	(56,159)
Total Projects	(43,391,782)	(4,119,810)	(47,511,592)
ADMINISTRATIVE	(5,117,012)	(143,174)	(5,260,186)
DEBT SERVICE/LOAN REPAYMENT	(12,350,407)	(841,534)	(13,191,941)
MISCELLANEOUS			
Carner Mason settlement	(946,163)	-	(946,163)
City of Miami Beach (reimburse water main)	(74,067)	-	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	(1,044,733)	-	(1,044,733)
COMMUNITY POLICING	-	(199,906)	(199,906)
TOTAL EXPENDITURES	(61,903,934)	(5,304,424)	$ (67,208,358)
ENDING CASH/INVSTMT. BALANCE	$ 24,468,150	$ 35,352,270	

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2004 (through July 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	$ 1,041,730	$ 24,468,150	
REVENUE			
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- Tax increment (Interest) - County	26,627	-	26,627
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- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,812,907	151,888	2,964,795
- Interest income	2,668,675	238,822	2,907,497
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	-	5,000	5,000
- St. sales tax (receipt - income for pmt. to St)	174,653	14,492	189,145
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- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	41,666	14,242	55,908
Total Revenues	85,330,354	16,188,544	$ 101,518,898
Expenditures			
Land acquisition	(9,444,065)	-	$ (9,444,065)
Legal fees/costs	(6,724,780)	(277,561)	(7,002,341)
Professional services	(3,732,276)	(1,061,710)	(4,793,986)
Construction	(13,636,259)	(492,391)	(14,128,650)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2004 (through July 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Utilities relocation	(1,873,213)	-	(1,873,213)
Environmental	(397,344)	-	(397,344)
Submerged land lease	(1,719,239)	(147,512)	(1,866,751)
Lease agreements	(2,433,437)	(1,844,458)	(4,277,895)
Miscellaneous	(2,148,965)	(5,531)	(2,154,496)
Property Taxes	(226,942)	(48,647)	(275,589)
Administration	(5,117,012)	(143,174)	(5,260,186)
Debt Service/loan repayment	(12,350,407)	(841,534)	(13,191,941)
Refund of Cash Bond	-	(242,000)	(242,000)
Miscellaneous Project Costs	(2,099,995)	-	(2,099,995)
Community Policing	-	(199,906)	(199,906)
	(61,903,934)	(5,304,424)	$ (67,208,358)
ENDING CASH/INVSTMT. BALANCE	$ 24,468,150	$ 35,352,270	

CHECK & WIRE TRANSFER REGISTER

SORTED BY

PROJECT & TYPE OF EXPENDITURE

FOR THE MONTH ENDED JULY 31, 2004

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through July 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6162	01/15/04	***Void***	0.00		Administration
6245	05/03/04	***Void***	0.00		Administration
6262	06/03/04	***Void***	0.00		Administration
6296	07/12/04	***Void***	0.00		Administration
			0.00		
6104	10/16/03	Anna Parekh	91.65	Miscellaneous-telephone	Administration
6116	10/27/03	International Council Of Shopping Centers	135.00	Registration Fee	Administration
6125	11/12/03	International Council Of Shopping Centers	260.00	Registration Fee	Administration
6132	11/21/03	International Council Of Shopping Centers	30.00	Registration Fee	Administration
6158	01/12/04	Department of Community Affairs	200.00	Annual Special District Fee	Administration
6159	01/12/04	Anna Parekh	81.76	Miscellaneous-telephone	Administration
6175	01/30/04	Iron Mountain	83.18	Miscellaneous-storage	Administration
6180	02/03/04	Federal Express	16.67	Miscellaneous-courier	Administration
6183	02/10/04	City of Miami Beach	288.00	Miscellaneous-trip	Administration
6185	02/12/04	Iron Mountain	41.59	Miscellaneous-storage	Administration
6193	02/27/04	Toshiba Business Solution	192.88	Miscellaneous-copier usage	Administration
6206	03/11/04	Toshiba Business Solution	192.88	Miscellaneous-copier usage	Administration
6210	03/15/04	Rockhurst Continuing Ed	69.50	Miscellaneous-Training	Administration
6215	03/23/04	Toshiba Business Solution	192.89	Miscellaneous-copier usage	Administration
6242	04/29/04	Juan Rodriguez	117.50	Miscellaneous-Training	Administration
6246	05/03/04	Berkowitz Development Group, Inc.	1,616.80	Miscellaneous-Travel Expenses/Potamkin	Administration
6257	05/26/04	T-Square Express	103.82	Miscellaneous-Maps	Administration
6269	06/09/04	Iron Mountain	43.06	Miscellaneous-storage	Administration
6287	06/23/04	Kevin Crowder	219.14	Miscellaneous-Travel Expenses/FL RDA	Administration
6295	07/12/04	City of Miami Beach	89.67	Reimb CMB-MBIA Investment Svcs	Administration
			4,065.99		
6110	10/23/03	Corporate Express	60.00	Office Supplies	Administration
6126	11/14/03	Corporate Express	66.21	Office Supplies	Administration
6128	11/14/03	Corporate Express	20.04	Office Supplies	Administration
6165	01/15/04	Corporate Express	27.15	Office Supplies	Administration
6182	02/10/04	Corporate Express	168.59	Office Supplies	Administration
6191	02/25/04	Corporate Express	13.98	Office Supplies	Administration
6200	03/09/04	Tampa Envelope Mfg. & Paper Co., Inc.	53.75	Office Supplies	Administration
6209	03/15/04	Corporate Express	241.07	Office Supplies	Administration
6211	03/23/04	Corporate Express	10.48	Office Supplies	Administration
6218	03/29/04	Corporate Express	23.42	Office Supplies	Administration
6228	04/02/04	Corporate Express	116.77	Office Supplies	Administration
6241	04/22/04	Corporate Express	17.22	Office Supplies	Administration
6243	04/30/04	Corporate Express	52.64	Office Supplies	Administration
6250	05/10/04	Corporate Express	38.40	Office Supplies	Administration
6261	06/03/04	Corporate Express	81.01	Office Supplies	Administration
6268	06/07/04	Corporate Express	80.24	Office Supplies	Administration
6285	06/17/04	Corporate Express	188.21	Office Supplies	Administration
6297	07/12/04	Corporate Express	66.36	Office Supplies	Administration
6301	07/16/04	Corporate Express	60.77	Office Supplies	Administration
6306	07/26/04	Corporate Express	25.36	Office Supplies	Administration
6312	07/30/04	Corporate Express	77.05	Office Supplies	Administration
			1,488.72		
Wire	10/15/03	Florida Department of Revenue	299.79	Sales Tax	Administration
Wire	11/18/03	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	12/18/03	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	01/20/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	03/03/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	03/18/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	04/19/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	04/28/04	Florida Department of Revenue	34.13	Sales Tax	Administration
Wire	05/19/04	Florida Department of Revenue	8,126.89	Sales Tax	Administration
Wire	06/18/04	Florida Department of Revenue	716.56	Sales Tax	Administration
Wire	07/16/04	Florida Department of Revenue	682.50	Sales Tax	Administration
			13,954.87		
6139	12/11/03	City of Miami Beach	131.37	Mailing	Administration
6201	03/09/04	City of Miami Beach	197.91	Mailing	Administration
6239	04/21/04	City of Miami Beach	85.15	Mailing	Administration
6270	06/09/04	City of Miami Beach	9.78	Mailing	Administration

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through July 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6282	06/15/04	City of Miami Beach	81.88	Mailing	Administration
			506.09		
6139	12/11/03	City of Miami Beach	200.91	Printing	Administration
6201	03/09/04	City of Miami Beach	160.06	Printing	Administration
6282	06/15/04	City of Miami Beach	20.00	Printing	Administration
			380.97		
6095	10/10/03	David Wood Temporaries	137.56	Prof. Services/Temp. Labor	Administration
6102	10/16/03	David Wood Temporaries	152.65	Prof. Services/Temp. Labor	Administration
6108	10/23/03	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
6117	10/27/03	David Wood Temporaries	159.75	Prof. Services/Temp. Labor	Administration
6121	11/06/03	David Wood Temporaries	196.43	Prof. Services/Temp. Labor	Administration
6122	11/06/03	David Wood Temporaries	196.43	Prof. Services/Temp. Labor	Administration
6129	11/14/03	David Wood Temporaries	137.27	Prof. Services/Temp. Labor	Administration
6130	11/19/03	David Wood Temporaries	188.15	Prof. Services/Temp. Labor	Administration
6133	11/26/03	David Wood Temporaries	157.39	Prof. Services/Temp. Labor	Administration
6137	12/04/03	David Wood Temporaries	157.38	Prof. Services/Temp. Labor	Administration
6141	12/11/03	David Wood Temporaries	157.98	Prof. Services/Temp. Labor	Administration
6142	12/11/03	David Wood Temporaries	640.17	Prof. Services/Temp. Labor	Administration
6146	12/17/03	David Wood Temporaries	239.63	Prof. Services/Temp. Labor	Administration
6150	12/31/03	David Wood Temporaries	246.73	Prof. Services/Temp. Labor	Administration
6177	01/30/04	Squire, Sanders & Dempsey, LLP	760.46	Prof. Services - Legal	Administration
6187	02/17/04	David Wood Temporaries	124.55	Prof. Services/Temp. Labor	Administration
6199	03/09/04	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
6235	04/13/04	KPMG, LLP	3,250.00	Prof. Services/Audit	Administration
			16,902.53		
Wire	10/17/03	Miami Beach Redevelopment Agency	18,393,283.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
Wire	04/27/04	Miami Beach Redevelopment Agency	12,707,246.73	Transfer to Fiduciary Trust Int'l for Investment	Administration
			31,100,529.73	Purposes.	
Wire	11/03/03	Fiduciary Trust International	10,729.57	Accrued interest on investment purchase	Administration
Wire	11/10/03	Fiduciary Trust International	17,837.05	Accrued interest on investment purchase	Administration
Wire	12/02/03	Fiduciary Trust International	163.93	Accrued interest on investment purchase	Administration
Wire	01/30/04	Fiduciary Trust International	19,313.86	Accrued interest on investment purchase	Administration
Wire	04/30/04	Fiduciary Trust International	56,762.39	Accrued interest on investment purchase	Administration
Wire	05/07/04	Fiduciary Trust International	556.38	Accrued interest on investment purchase	Administration
Wire	06/10/04	Fiduciary Trust International	512.30	Accrued interest on investment purchase	Administration
			105,875.48		
		TOTAL ADMINISTRATION	**31,243,704.38**		
6227	04/02/04	Palmetto Motorsports	11,438.74	Two Kawasaki ATVs	Community Policing
6254	05/24/04	Florida Graffiti Control, Inc.	750.00	Graffiti Control	Community Policing
6258	05/26/04	Law Enforcement Supply	1,430.42	Equip for ATVs	Community Policing
6271	06/09/04	Florida Graffiti Control, Inc.	750.00	Graffiti Control	Community Policing
6273	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6274	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6275	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6276	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6277	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6278	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6280	06/15/04	City of Miami Beach	377.46	May 2004 Fleet Mgt Chargebacks	Community Policing
6283	06/16/04	City of Miami Beach	39,598.30	Salary Reimbursements	Community Policing
6286	06/17/04	Law Enforcement Supply	195.00	Window Tinting	Community Policing
6289	06/23/04	Corporate Express	9.43	Office Supplies	Community Policing
6300	07/16/04	City of Miami Beach	26,293.65	Salary Reimbursements	Community Policing
6302	07/16/04	Florida Graffiti Control, Inc.	750.00	Graffiti Control	Community Policing
6303	07/16/04	Miami Beach Bicycle	850.00	Trek Bicycle	Community Policing
6304	07/20/04	City of Miami Beach	20.00	Reimb CMB-Comm Pol Petty Cash	Community Policing
6305	07/22/04	Nextel Communications	281.33	Cell Phone	Community Policing
			199,906.33		
		TOTAL COMMUNITY POLICING	**199,906.33**		

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through July 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	01/28/04	Wachovia Bank	868,580.31	Tranfer for 6/04 & 12/04 D.S. (from GF)	Debt Service Funding
			868,580.31		
Wire	12/01/03	Wachovia Bank	735,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	70,034.38	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	36,500.00	Debt Service Payment-Interest	Debt Service Payment
			841,534.38		
		TOTAL DEBT SERVICE	**1,710,114.69**		
6216	03/26/04	Dept of Environmental Protection	147,511.58	Submerged Land Lease	Marina
			147,511.58		
6147	12/19/03	Florida Power & Light	2,129.72	Utilities - Parking Garage	Marina
6156	01/09/04	Florida Power & Light	302.79	Utilities - Parking Garage	Marina
6186	02/12/04	Florida Power & Light	365.31	Utilities - Parking Garage	Marina
6205	03/11/04	Florida Power & Light	360.50	Utilities - Parking Garage	Marina
6248	05/10/04	Florida Power & Light	269.64	Utilities - Parking Garage	Marina
6279	06/09/04	Florida Power & Light	289.74	Utilities - Parking Garage	Marina
6298	07/12/04	Florida Power & Light	322.91	Utilities - Parking Garage	Marina
			4,040.61		
		TOTAL MARINA	**151,552.19**		
6105	10/23/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	702.60	Legal Fees	Portofino
6106	10/23/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	5,650.09	Legal Fees	Portofino
6144	12/17/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	1,926.91	Legal Fees	Portofino
6145	12/17/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	2,944.25	Legal Fees	Portofino
6163	01/15/04	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	435.85	Legal Fees	Portofino
6164	01/15/04	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	2,164.84	Legal Fees	Portofino
6166	01/20/04	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	2,843.34	Legal Fees	Portofino
6189	02/25/04	Jorden Burt LLP	6,651.25	Legal Fees	Portofino
6190	02/25/04	Akerman Senterfitt	1,364.51	Legal Fees	Portofino
6194	02/27/04	Jorden Burt LLP	3,449.18	Legal Fees	Portofino
6217	03/29/04	Steel Hector & Davis	150.00	Legal Fees	Portofino
6229	04/02/04	Akerman Senterfitt	1,518.86	Legal Fees	Portofino
6233	04/08/04	Jorden Burt, LLP	444.63	Legal Fees	Portofino
6252	05/12/04	Jorden Burt LLP	355.50	Legal Fees	Portofino
6264	06/03/04	Jorden Burt, LLP	102,471.67	Legal Fees	Portofino
6265	06/03/04	Jorden Burt, LLP	9,185.84	Legal Fees	Portofino
6290	06/30/04	Jorden Burt, LLP	623.59	Legal Fees	Portofino
6284	06/16/04	City of Miami Beach	25,925.00	Reimb. CMB for legal fees	Portofino
			168,807.91		
6123	11/06/03	Miami-Dade County Tax Collector	23,559.88	Ad Valorem Prop. Tax - Murano	Portofino
6124	11/06/03	Miami-Dade County Tax Collector	25,086.93	Ad Valorem Prop. Tax - Yacht Club	Portofino
			48,646.81		
6091	10/06/03	Hazen & Sawyer, P.C.	5,091.56	Prof. Mgmt. Service - Murano	Portofino
6109	10/23/03	Hazen & Sawyer, P.C.	9,491.05	Prof. Mgmt. Service - Murano	Portofino
6131	11/21/03	Hazen & Sawyer, P.C.	2,968.73	Prof. Mgmt. Service - Murano	Portofino
6160	01/12/04	Hazen & Sawyer, P.C.	843.02	Prof. Mgmt. Service - Murano	Portofino
6174	01/03/04	Hazen & Sawyer, P.C.	1,143.14	Prof. Mgmt. Service - Murano	Portofino
6222	03/30/04	Hazen & Sawyer, P.C.	910.29	Prof. Mgmt. Service - Murano	Portofino
			20,447.79		
6101	10/15/03	Murano Two, Ltd.	352,405.38	Murano Grande-Phase I (SSDI-North)	Portofino
6140	12/11/03	Murano Two, Ltd.	131,343.43	Murano Grande-Phase I (SSDI-North)	Portofino
6148	12/19/03	Murano Two, Ltd.	8,642.18	Murano Grande-Phase I (SSDI-North)	Portofino
6196	03/04/04	Murano Two, Ltd.	1,844,256.00	Murano Grande (137 Parking Spaces)	Portofino
6197	03/04/04	Murano Two, Ltd.	101.00	Murano Grande (101-Year Lease)	Portofino
6230	04/05/04	Murano Two, Ltd.	242,000.00	Refund of Cash Bond	Portofino
			2,578,747.99		

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through July 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6212	03/23/04	Yacht Club At Portofino	101.00	Yacht Club (101-Year Lease)	Portofino
			101.00		
		TOTAL PORTOFINO	**2,816,751.50**		
6087	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	12,629.50	Legal Fees	S. Pointe Streetscape
6088	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	14,084.69	Legal Fees	S. Pointe Streetscape
6089	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	23,503.66	Legal Fees	S. Pointe Streetscape
6090	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	9,852.25	Legal Fees	S. Pointe Streetscape
6093	10/07/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	7,712.54	Legal Fees	S. Pointe Streetscape
6118	10/27/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	10,622.12	Legal Fees	S. Pointe Streetscape
6135	12/04/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	2,619.20	Legal Fees	S. Pointe Streetscape
6151	12/31/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	110.69	Legal Fees	S. Pointe Streetscape
6224	04/02/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	9,888.78	Legal Fees	S. Pointe Streetscape
6225	04/02/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	14,484.18	Legal Fees	S. Pointe Streetscape
6226	04/02/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	3,005.22	Legal Fees	S. Pointe Streetscape
6299	07/12/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	239.30	Legal Fees	S. Pointe Streetscape
			108,752.13		
6172	01/28/04	AAA Automated Door Repair, Inc.	1,489.00	Miscellaneous (Installation of Security Gate)	S. Pointe Streetscape
			1,489.00		
6092	10/07/03	City of Miami Beach	100,000.00	Reimb. CMB Art in Public Places (AIPP)	S. Pointe Streetscape
6094	10/07/03	Wolfberg Alvarez	7,915.80	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6096	10/10/03	Wolfberg Alvarez	818.36	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6111	10/27/03	Hazen & Sawyer, P.C.	1,570.92	Professional Mgmt. Services	S. Pointe Streetscape
6112	10/27/03	Hazen & Sawyer, P.C.	1,540.41	Professional Mgmt. Services	S. Pointe Streetscape
6113	10/27/03	Hazen & Sawyer, P.C.	2,019.96	Professional Mgmt. Services	S. Pointe Streetscape
6114	10/27/03	Hazen & Sawyer, P.C.	634.42	Professional Mgmt. Services	S. Pointe Streetscape
6115	10/27/03	Hazen & Sawyer, P.C.	241.18	Professional Mgmt. Services	S. Pointe Streetscape
6134	11/26/03	Wolfberg Alvarez	3,430.21	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6157	01/12/04	Hazen & Sawyer, P.C.	3,189.54	Professional Mgmt. Services	S. Pointe Streetscape
6181	02/10/04	Hazen & Sawyer, P.C.	1,743.74	Professional Mgmt. Services	S. Pointe Streetscape
6202	03/09/04	Hazen & Sawyer, P.C.	2,847.05	Professional Mgmt. Services	S. Pointe Streetscape
6219	03/30/04	Wolfberg Alvarez	5,287.93	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6231	04/05/04	City of Miami Beach	280,728.05	2003 Construction Mgt/CMB CIP	S. Pointe Streetscape
6232	04/05/04	City of Miami Beach	125,867.18	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6234	04/12/04	City of Miami Beach	65,050.84	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6248	05/10/04	Hazen & Sawyer, P.C.	623.75	Professional Mgmt. Services	S. Pointe Streetscape
6249	05/10/04	Wolfberg Alvarez	11,196.11	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6260	06/01/04	Wolfberg Alvarez	9,350.17	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6267	06/03/04	City of Miami Beach	41,538.01	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6291	07/07/04	City of Miami Beach	34,513.45	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6292	07/07/04	Wolfberg Alvarez	12,486.97	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6294	07/12/04	City of Miami Beach	31,683.24	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6311	07/30/04	Wolfberg Alvarez	13,858.21	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
			758,135.50		
		TOTAL S. POINTE STREETSCAPE	**868,376.63**		
6231	04/05/04	City of Miami Beach	39,815.00	2003 Construction Mgt/CMB CIP	S. Pointe Park
			39,815.00		
		TOTAL S. POINTE PARK	**39,815.00**		
6231	04/05/04	City of Miami Beach	625.00	2003 Construction Mgt/CMB CIP	Washington Park
			625.00		
		TOTAL WASHINGTON PARK	**625.00**		
6232	04/05/04	City of Miami Beach	460.35	Reimb. CMB for Hazen & Sawyer	Washington Avenue
6234	04/12/04	City of Miami Beach	2.65	Reimb. CMB for Hazen & Sawyer	Washington Avenue
			463.00		
		TOTAL WASHINGTON AVENUE	**463.00**		

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through July 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
					Sixth St. Streetscape
6107	10/23/03	The Gordian Group, Inc.	3,421.38	Professional Services	Victory Gardens
6171	01/20/04	Carivon Construction Co.	20,749.79	Professional Services	Victory Gardens
6184	02/10/04	Andrew Reid	6,385.00	Professional Services	Victory Gardens
6203	03/09/04	EDAW, Inc.	300.00	Professional Services	Victory Gardens
6204	03/11/04	Carivon Construction Co.	33,406.46	Construction Services	Victory Gardens
6213	03/23/04	City of Miami Beach	2,893.38	Reimb CMB:Carivon Construction	Victory Gardens
6214	03/23/04	City of Miami Beach	985.00	Reimb CMB:Water Meter	Victory Gardens
6231	04/05/04	City of Miami Beach	2,174.00	2003 Construction Mgt/CMB CIP	Victory Gardens
6253	05/14/04	The Gordian Group, Inc.	145.06	Licensing Fees	Victory Gardens
6263	06/03/04	Coastal Systems International, Inc.	1,020.15	Professional Services	Victory Gardens
6266	06/03/04	Carivon Construction Co.	37,444.73	Professional Services	Victory Gardens
6281	06/15/04	Carivon Construction Co.	710.67	Professional Services	Victory Gardens
6308	07/30/04	Andrew Reid	16,335.00	Professional Services	Victory Gardens
6309	07/30/04	Coastal Systems International, Inc.	2,907.89	Professional Services	Victory Gardens
			128,878.51		
		TOTAL VICTORY GARDENS	**128,878.51**		
6097	10/14/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6099	10/14/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6100	10/14/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6103	10/16/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6119	11/04/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6120	11/04/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6127	11/14/03	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6136	12/04/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6138	12/11/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6143	12/11/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6149	12/31/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6152	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6153	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6154	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6155	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6173	01/28/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6178	01/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6179	02/03/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6188	02/17/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6195	02/27/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6198	03/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6208	03/15/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6221	03/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6223	03/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6236	04/13/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6237	04/13/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6238	04/13/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6244	04/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6251	05/10/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6255	05/26/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6256	05/26/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6259	05/26/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6272	06/09/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6288	06/23/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6293	07/12/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6307	07/30/04	Armor Security, Inc.	2,748.48	Security Services	Alaska Baywalk
			30,233.28		
6098	10/14/03	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6167	01/20/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6168	01/20/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6169	01/20/04	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6170	01/20/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6207	03/15/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6220	03/30/04	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through July 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6240	04/21/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6310	07/30/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
			3,744.00		
6192	02/26/04	Delta Fountains	309.35	Fountain replacements parts	Alaska Baywalk
			309.35		
		TOTAL ALASKA BAYWALK	**34,286.63**		
6231	04/05/04	City of Miami Beach	47,583.00	2003 Construction Mgt/CMB CIP	Pump Station Upgrade
			47,583.00		
		TOTAL WATER/SEWER PUMP STATION UPGRADE	**47,583.00**		
6231	04/05/04	City of Miami Beach	28,192.00	2003 Construction Mgt/CMB CIP	Flamingo S. Bid A/ROV
6232	04/05/04	City of Miami Beach	3,287.29	Reimb. CMB for Hazen & Sawyer	Flamingo S. Bid A/ROV
			31,479.29		
		TOTAL FLAMINGO S. BID A/R.O.W.	**31,479.29**		
		REPORT TOTAL	**$ 37,273,536.15**		

ATTACHMENT "A"

SUMMARY OF MAJOR PROJECTS

REDEVELOPMENT PROJECTS (Planned and/or Underway)

South Pointe Projects:

Project	Status - as of 7/31/04
Courts and Cosmopolitan Project (Formerly the Courts of South Beach)	A Mediterranean town-house development located between First and Second Streets and between Alton Road and Washington Avenue. The project is the subject of a Development Agreement, executed by the RDA in 1989. Phases I, II, III and V, made up of residential and commercial are complete. Phase IV, consisting of 231 residential units and 10 commercial units is expected to be completed by Spring 2004. In conformance with the original Development Agreement, the developer completed construction of a Piazza/bus station shelter located on Alton Rd. at 2nd Street which includes landscaping and pavers. Additionally, the developer has commenced streetscape improvements to be constructed from Meridian to Washington on 1st and 2nd Streets. Streetscape improvements will include new paving, sidewalks, drainage and landscaping. Since the execution of the original Development Agreement, the development rights have transitioned to two additional developers. Groupe Pacific is currently the Developer of Record. **Total Project Cost:** Est. $100 Million **Total CRA participation:** Est. $16.5 Million - Land acquisition and related administrative and construction expenses.
Library Project	As part of the Courts Settlement Agreement, the RDA has exercised an option to purchase and contribute to the City of Miami Beach, a 5,000 square foot commercial condominium space in Phase I of the project, which is to be utilized as a Library or for other public usage that is mutually agreed to by the parties. The RDA shall pay $275,000 in 10 yearly installments commencing on the closing date, which is scheduled to occur on September 30, 2004. **Total Project Cost:** $795,000 **Total CRA participation:** $275,000
Community/Victory Garden	In an effort to provide increased parking in the South Pointe area, and in an effort to maximize the future use of City assets, the Community Garden located at 131-139 Washington Avenue will be moved to 224 Collins Avenue. From March 2001 through September 2001, several Community meetings were held to discuss this issue with residents and City Staff.

Project	Status - as of 7/31/04
Community/Victory (con't)	In January 2002, an Architectural and Engineering Firm (Coastal Engineering) was selected and an agreement in the amount of $16,120 was executed, and on March 19, 2003, the Board ratified the selection of Andrew Reid as the artist for the project as recommended by the Art in Public Places Committee for a fee of $33,800. The Garden project, which was constructed through a JOC Contractor, has been completed and final certificate of Occupancy is being processed. The fence, already designed and permitted, is currently under fabrication. Installation is scheduled for November 2004. **Total Project Cost:** Est. $168,800 **Total CRA participation:** Est. $168,800
Portofino	Development of the Miami Beach Marina (SSDI North & South) and several other properties owned by the Portofino Group in the South Pointe Area. Portofino's properties west of Washington Ave. are subject to a DRI and their development is conditioned by a Settlement Agreement with the RDA (1998). The first phase involving Portofino Tower, a 228-unit luxury condominium was completed in 1997. The second phase is the Yacht Club at Portofino a 361-unit luxury condominium, on the south part of the Marina (SSDI South), and the adjacent Murano Tower, a 189-unit luxury condominium, which was completed in 2002. The RDA's responsibilities relative to these developments include the reimbursement to the Developer for utility relocations, the completion and repair of the seawall and baywalk, public parking for the Marina (located in the first floor of each of the projects' parking garages) and certain streetscape improvements. The third phase, involving the construction of two luxury condominium towers, Murano Grande and Icon, which will house approximately 555 units, is underway. Murano Grande is in the process of obtaining a final CO. The construction of the ICON project is expected to take 12 months to complete. **Total CRA participation:** Est. $14 Million - utility relocations, completion and repair of the seawall and baywalk, public parking for the Marina and certain streetscape improvements.
Temporary Alaska Parcel Baywalk	In connection with parking lots constructed south of South Pointe Drive, and pursuant to a Planning Board Order issued on August 22, 2001, the property owner of the Alaska Parcel agreed to grant the City/RDA a temporary non-exclusive baywalk access easement over and upon the setback area solely for the purposes of public access and to allow the City/RDA to construct, operate and maintain a temporary baywalk for the duration of the period of time that the Alaska Bayfront Assemblage is utilized for temporary parking purposes. Consequently, on May 29, 2002, Resolution 421-2002 was passed appropriating $171,000 from South Pointe Tax Increment Funds for the construction costs of a temporary

Project	Status - as of 7/31/04
Temporary Alaska Parcel Baywalk (con't)	pedestrian baywalk. On March 19, 2003, Resolution 447-2003 accepted a grant of a temporary baywalk easement, and further appropriated an amount not to exceed $60,000 for the operation and maintenance of the baywalk. Construction of the temporary baywalk was completed in August, 2003. **Total CRA participation:** $231,000 for construction, operation and maintenance of baywalk.
Streetscape Improvements	A $27 million streetscape improvement project for the South Pointe Area, based on a Master Plan and preliminary design by Duany Plater-Zyberk and endorsed by South Pointe Advisory Board; Phase I of the streetscape improvements, comprising Third Street and Washington Avenue, including its two-block extension in South Pointe Park, was completed in October 2002. On September 25, 2002, the Commission approved an A/E services contract with Wolfberg Alvarez in the amount of $469,634 for the planning and design of Phase II of the project. On February 4, 2004, the Commission approved the Basis of Design Report for Phase II and construction design is underway. Phase II construction is expected to begin in mid-2005 and requires 16 months to complete. In November 2003, the City issued an RFQ for planning and design services required for Phase 3, 4, and 5 of the project. A selection process was undertaken resulting in a committee recommendation to authorize negotiations with the top-ranked firm subject to Commission approval on September 8, 2004.
Relocation of 72" Drain Pipe	The relocation of a 72" drainage pipe and corresponding outfall, along the south side of the MacArthur Causeway, from Alton Rd. to the water commenced in May 2003, and was completed in July, 2003. **Total Project Cost:** Est. $30 Million **Total CRA participation:** $30 Million
South Pointe Park	Preparation and implementation of Master Plan for South Pointe Park, funded by a combination of tax increment and GO Bond funds. The project will include landscaping, lighting, pedestrian paths, parking and maintenance facilities. An RFQ for required design services was issued in early 2003 but responses were subsequently rejected when it was determined that the size and shape of the park property was likely to change as a result of the Portofino settlement agreement. A settlement agreement was approved on July 28, 2004. On September 8, 2004 the City Commission will discuss procuring a project A/E consultant. **Total Project Cost:** $5.2 Million **Total CRA participation:** $3.2 Million

Project	Status - as of 7/31/04
Waste Water Master Booster Pump Station	In order to address the City's need for a waste water master booster pump station, a design consultant is in the process of designing the facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. Construction documents are approximately 30% complete. However, the City is in the process of negotiating an Amendment to the Architectural and Engineering Agreement to revise the existing design to consolidate the size of the building and its location on one site versus two, while maintaining a façade that adapts to the neighborhood. The Amendment has been negotiated, and is scheduled to be presented at the September 8, 2004 Commission Meeting. The Design is scheduled to be completed within ten (10) months of the execution of the Amended Agreement, and Bid shortly thereafter. This project is being fully funded through funds from the RDA. **Total Project Cost:** TBD **Total CRA participation:** TBD
Art in Public Places	The required Art in Public Places component of the Public Plaza on Washington Avenue and Third Street, has been designed and is being constructed. **Total Project Cost:** $100,000 **Total CRA participation:** $100,000

CITY CENTER

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

JULY 31, 2004

Miami Beach
Redevelopment Agency
1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305) 673- 7295
Fax: (305) 673- 7772

September 8, 2004

TO: **Jorge M. Gonzalez, Executive Director**

FROM: **Patricia D. Walker, Chief Financial Officer**
City of Miami Beach

SUBJECT: **City Center Redevelopment District Financial Information For the Ten Months Ended July 31, 2004**

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through July 31, 2004 approximately $254,469,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

$ 108,779,000	- Bond proceeds;
$ 71,516,000	- Incremental Ad Valorem tax;
$ 19,190,000	- Draws from the line of credit from the City of Miami Beach;
$ 15,824,000	- Resort tax contributions;
$ 9,701,000	- Anchor Garage receipts;
$ 7,416,000	- Interest income;
$ 8,068,000	- Loews Ground Lease receipts;
$ 3,000,000	- Loan from the City of Miami Beach;
$ 2,700,000	- Contributions from GMCVB toward debt service payments;
$ 1,976,000	- Reimbursements from other state and local agencies;
$ 2,350,000	- Anchor Shops receipts;
$ 700,000	- Contribution from CMB Parking Department;
$ 397,000	- RDP Royal Palm Ground Lease receipts; and
$ 2,852,000	- From various sources.

On the expenditure side, approximately $227,686,000 has been expended from

October 1, 1993 through July 31, 2004. These approximate expenditures were primarily made in the following areas:

$ 90,669,000 - Debt Service Payments;
$ 61,516,000 - Convention Center Hotel Project (Loews Hotel);
$ 18,248,000 - Hotel Garage Project;
$ 12,916,000 - African-American Hotel Project;
$ 10,218,000 - Lincoln Road/Bass Museum Loan Repayment to CMB;
$ 9,162,000 - Collins Park Cultural Center;
$ 5,751,000 - Administrative Costs;
$ 5,939,000 - Anchor Garage Operations;
$ 2,385,000 - Secondary Pledge Repayments (Resort Tax);
$ 4,699,000 - Colony Theater;
$ 2,224,000 - Beachwalk Project;
$ 1,323,000 - Lincoln Road Project;
$ 519,000 - Anchor Shops Operations;
$ 182,000 - Movie Theater Project;
$ 113,000 - Community Policing, and
$ 1,822,000 - Other Project Costs.

The cash balance as of July 31, 2004 is approximately $26,783,000. This balance consisted of the following amounts:

$ 14,756,000 - Cash and Investments Balance
$ 4,387,000 - Construction Accounts
$ 5,839,000 - Fully Funded Debt Service Reserve Accounts
$ 1,801,000 - Portion of Debt Service Payments, Held in Trust.

JMG:PDW:MM:jat

SUMMARY OF

CASH BASIS TRANSACTIONS

FOR THE MONTH ENDED

JULY 31, 2004

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2004 (through July 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	$	$ 21,455,581	
REVENUE			
- Tax increment - County	26,068,412	6,574,994	$ 32,643,406
- Tax increment - City	30,669,084	7,611,555	38,280,639
- Tax increment (Interest) - County	19,057	-	19,057
- Tax increment - Children's Trust	-	572,876	572,876
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	8,082,531	1,473,026	9,555,557
- Anchor Garage deposit card receipts	16,376	2,350	18,726
- Anchor Shops rental income	1,755,238	542,748	2,297,986
- Anchor Shops rental deposits	52,230	-	52,230
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	5,338,198	2,729,919	8,068,117
- RDP Royal Palm Ground Lease Receipts	293,502	103,387	396,889
- Interest income	7,316,814	99,320	7,416,134
- Resort tax contributions	13,743,015	2,080,732	15,823,747
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	634,787	143,700	778,487
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real Estate taxes refund	-	56,585	56,585
- Miscellaneous	84,194	514	84,708
TOTAL REVENUE	232,477,305	21,991,706	$ 254,469,011
EXPENDITURES			
PROJECTS			
African-American Hotel	(12,869,748)	(46,104)	(12,915,852)
Convention Hotel	(61,516,007)	-	(61,516,007)
Hotel Garage - Construction	(18,247,976)	-	(18,247,976)
Movie Theater Project	(182,200)	-	(182,200)
Lincoln Road	(892,440)	(430,397)	(1,322,837)
Beachwalk	(918,460)	(1,305,282)	(2,223,742)
Collins Park Cultural Center	(8,457,186)	(705,390)	(9,162,576)
Bus Prop. Ctr.	(159)	-	(159)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2004 (through July 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(1,698,653)	(3,000,657)	(4,699,310)
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)
Electrowave	(3,161)	-	(3,161)
Garden Center	(93)	-	(93)
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(251,563)	-	(251,563)
Streetscapes	(324,849)	-	(324,849)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	(16,595)	(12,733)	(29,328)
New World Symphony	(10,404)	(11,187)	(21,591)
Washington Avenue Streetscape	(7,251)	(512,380)	(519,631)
Rotunda	(15,000)	(86,122)	(101,122)
R.O.W. Improvements	-	(35,068)	(35,068)
Flamingo (16 St. Corridor)	-	(4,721)	(4,721)
Bass Museum	(311,377)	(140,953)	(452,330)
Total Projects	(105,801,299)	(6,290,994)	(112,092,293)
ADMINISTRATION	(5,686,007)	(64,689)	(5,750,696)
DEBT SERVICE/LOAN REPAYMENT	(83,977,243)	(9,076,490)	(93,053,733)
CITY OF MIAMI BEACH/LOAN REPAYMENT	(10,217,727)	-	(10,217,727)
ANCHOR GARAGE OPERATIONS	(4,903,380)	(1,035,590)	(5,938,970)
ANCHOR SHOPS OPERATIONS	(436,067)	(83,533)	(519,600)
COMMUNITY POLICING	-	(112,791)	(112,791)
TOTAL EXPENDITURES	(211,021,723)	(16,664,087)	$ (227,685,810)
ENDING CASH/INVSTMT. BALANCE	$ 21,455,581	$ 26,783,200	

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2004 (through July 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	$	$ 21,455,581	
REVENUE			
- Tax increment - County	26,068,412	6,574,994	$ 32,643,406
- Tax increment - City	30,669,084	7,611,555	38,280,639
- Tax increment (Interest) - County	19,057	-	19,057
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- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real estate taxes refund	-	56,585	56,585
- Miscellaneous	84,194	514	84,708
TOTAL REVENUE	232,477,305	21,991,706	$ 254,469,011
EXPENDITURES			
Administrative fees	(31,684)	-	(31,684)
Appraisal fees	(125,368)	-	(125,368)
Bid refund	(230,000)	-	(230,000)
Board up	(60,758)	-	(60,758)
Bond costs	(211,440)	-	(211,440)
Building permit fees	(173,269)	-	(173,269)
Construction	(47,517,407)	(571,498)	(48,088,905)
Delivery	(2,995)	-	(2,995)
Demolition	(203,195)	-	(203,195)
Electric service	(1,976)	-	(1,976)
Environmental	(354,908)	-	(354,908)
Equipment rental	(53,465)	(1,911)	(55,376)
Hotel negotiation consultant	(849,243)	-	(849,243)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2004 (through July 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Hotel selection/study	(263,357)	-	(263,357)
Land acquisition	(41,240,564)	-	(41,240,564)
Legal fees/costs	(2,672,921)	(44,604)	(2,717,525)
Lighting	-	(45,479)	(45,479)
Lot clearing	(34,771)	-	(34,771)
Maintenance	(245,288)	-	(245,288)
Miscellaneous	(416,998)	(7,631)	(424,629)
Owner's representative fee & expenses	(1,823,466)	-	(1,823,466)
Postage, printing & mailing	(27,855)	-	(27,855)
Professional services	(1,532,434)	(1,427,773)	(2,960,207)
Public notice/advertisement	(26,472)	-	(26,472)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(534,793)	(326,890)	(861,683)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(7,119)	(56,098)	(63,217)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(323,116)	(5,289)	(328,405)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
Total	(103,129,933)	(2,487,173)	(105,617,106)
- Miscellaneous Projects	(2,671,366)	(3,803,821)	(6,475,187)
Total Projects	(105,801,299)	(6,290,994)	(112,092,293)
ADMINISTRATION	(5,686,007)	(64,689)	(5,750,696)
DEBT SERVICE/LOAN REPAYMENT	(83,977,243)	(9,076,490)	(93,053,733)
CITY OF MIAMI BEACH/LOAN REPAYMENT	(10,217,727)	-	(10,217,727)
ANCHOR GARAGE OPERATIONS	(4,903,380)	(1,035,590)	(5,938,970)
ANCHOR SHOPS OPERATIONS	(436,067)	(83,533)	(519,600)
COMMUNITY POLICING	-	(112,791)	(112,791)
TOTAL EXPENDITURES	(211,021,724)	(16,664,087)	$ (227,685,810)
ENDING CASH/INVSTMT. BALANCE	$ 21,455,581	$ 26,783,200	

CHECK & WIRE TRANSFER REGISTER

SORTED BY

PROJECT & TYPE OF EXPENDITURE

FOR THE MONTH ENDED JULY 31, 2004

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through July 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3760	10/14/03	***Void***	0.00		Administration
3768	10/17/03	***Void***	0.00		Administration
3890	01/28/04	***Void***	0.00		Administration
3904	02/06/04	***Void***	0.00		Administration
3907	02/10/04	***Void***	0.00		Administration
3929	02/23/04	***Void***	0.00		Administration
3937	02/27/04	***Void***	0.00		Administration
3998	03/23/04	***Void***	0.00		Administration
3999	03/23/04	***Void***	0.00		Administration
4039	04/16/04	***Void***	0.00		Administration
4042	04/19/04	***Void***	0.00		Administration
4071	04/30/04	***Void***	0.00		Administration
4075	05/06/04	***Void***	0.00		Administration
4137	06/08/04	***Void***	0.00		Administration
4149	06/14/04	***Void***	0.00		Administration
4151	06/14/04	***Void***	0.00		Administration
4192	06/30/04	***Void***	0.00		Administration
4223	07/16/04	***Void***	0.00		Administration
			0.00		
4190	06/30/04	Wachovia Bank	5,687.50	Annual Admin. Fees for Bond Series	Administration
			5,687.50		
3831	12/11/03	City of Miami Beach	306.52	Mailing	Administration
3955	03/09/04	City of Miami Beach	97.40	Mailing	Administration
4046	04/21/04	City of Miami Beach	36.61	Mailing	Administration
4139	06/09/04	City of Miami Beach	98.61	Mailing	Administration
4156	06/15/04	City of Miami Beach	97.49	Mailing	Administration
			636.63		
3770	10/23/03	Department of Community Affairs	175.00	Miscellaneous (fee)	Administration
3773	10/27/03	Christina Cuervo	634.79	Miscellaneous	Administration
3776	10/27/03	Comet Courier Corp.	30.90	Miscellaneous	Administration
3780	11/04/03	Christina Cuervo	128.81	Miscellaneous	Administration
3793	11/12/03	International Council of Shopping Centers	260.00	Miscellaneous-Registration Fee	Administration
3816	11/21/03	International Council of Shopping Centers	30.00	Miscellaneous-Registration Fee	Administration
3831	12/11/03	City of Miami Beach	9.50	Miscellaneous-Carpool	Administration
3842	12/11/03	Iron Mountain Records Management	41.59	Miscellaneous-Storage	Administration
3861	12/31/03	Federal Express	17.10	Miscellaneous-Delivery to ICSC	Administration
3882	01/20/04	Iron Mountain Records Management	41.59	Miscellaneous-Storage	Administration
3934	02/25/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
3935	02/25/04	Comet Courier Corp.	11.43	Miscellaneous-Courier	Administration
3938	02/27/04	Kent Bonde	10.00	Miscellaneous-Parking	Administration
3939	02/27/04	Toshiba Business Solutions	192.89	Miscellaneous-Copier Rental	Administration
3956	03/09/04	Iron Mountain Records Management	48.48	Miscellaneous-Storage	Administration
3958	03/09/04	Toshiba Business Solutions	192.89	Miscellaneous-Copier Rental	Administration
3959	03/09/04	Kenneth Patterson	50.47	Miscellaneous	Administration
3967	03/16/04	Rockhurst University Continuing	208.50	Miscellaneous - Employee Wkshop	Administration
3992	03/23/04	City of Miami Beach	338.00	Reimb CMB for K. Crowder Airfare	Administration
3994	03/23/04	Miami Beach Redevelopment Agency-SOPT	288.00	Reimb RDA SOPT for K. Crowder Lodging	Administration
3995	03/23/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
3996	03/23/04	Toshiba Business Solutions	192.88	Miscellaneous-Copier Rental	Administration
4008	04/02/04	Integra Business Forms & Solutions	291.66	Miscellaneous - Checks	Administration
4017	04/13/04	Casino's Carpet	3,025.00	Miscellaneous - Carpet Installation	Administration
4018	04/13/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
4024	04/13/04	Iron Mountain Records Management	42.53	Miscellaneous-Storage	Administration
4059	04/29/04	Juan Rodriguez	117.50	Miscellaneous-Training	Administration
4092	05/13/04	Iron Mountain Records Management	42.53	Miscellaneous-Storage	Administration
4093	05/13/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
4129	06/03/04	Dell, Inc.	2,253.92	Miscellaneous - Laptop Purchase.	Administration
4131	06/07/04	Southern Business Communications	1,598.00	Miscellaneous - Projector Purchase	Administration
4138	06/09/04	Federal Express	14.15	Miscellaneous - Shipping	Administration
4202	07/13/04	Comet Courier Corp.	16.44	Miscellaneous-Courier	Administration
4220	07/16/04	Iron Mountain Records Management	43.06	Miscellaneous-Storage	Administration
4238	07/26/04	Comet Courier Corp.	12.06	Miscellaneous-Courier	Administration
			10,835.71		
3754	10/08/03	Corporate Express	96.01	Office Supplies	Administration
3772	10/23/03	Corporate Express	60.00	Office Supplies	Administration
3792	11/12/03	Corporate Express	66.21	Office Supplies	Administration
3796	11/14/03	Corporate Express	20.04	Office Supplies	Administration
3810	11/19/03	Corporate Express	82.00	Office Supplies	Administration
3812	11/19/03	Corporate Express	23.25	Office Supplies	Administration
3823	12/04/03	Corporate Express	59.03	Office Supplies	Administration
3874	01/12/04	Corporate Express	27.15	Office Supplies	Administration
3911	02/10/04	Corporate Express	168.59	Office Supplies	Administration

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through July 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3949	03/09/04	Tampa Envelope Mfg. & Paper Co., Inc.	53.75	Office Supplies	Administration
3966	03/16/04	Corporate Express	241.07	Office Supplies	Administration
3984	03/22/04	Corporate Express	10.49	Office Supplies	Administration
3997	03/23/04	Corporate Express	23.42	Office Supplies	Administration
4012	04/07/04	Corporate Express	116.77	Office Supplies	Administration
4049	04/21/04	Corporate Express	17.22	Office Supplies	Administration
4069	04/30/04	Corporate Express	52.64	Office Supplies	Administration
4088	05/10/04	Corporate Express	38.40	Office Supplies	Administration
4124	06/03/04	Corporate Express	81.02	Office Supplies	Administration
4130	06/03/04	Corporate Express	1,427.98	Office Supplies	Administration
4165	06/17/04	Corporate Express	188.20	Office Supplies	Administration
4203	07/13/04	Corporate Express	66.36	Office Supplies	Administration
4218	07/16/04	Corporate Express	60.77	Office Supplies	Administration
4239	07/26/04	Corporate Express	25.36	Office Supplies	Administration
4251	07/30/04	Corporate Express	77.05	Office Supplies	Administration
			3,082.78		
3831	12/11/03	City of Miami Beach	195.91	Printing	Administration
3955	03/09/04	City of Miami Beach	60.06	Printing	Administration
4139	06/09/04	City of Miami Beach	5.20	Printing	Administration
4156	06/15/04	City of Miami Beach	20.00	Printing	Administration
			281.17		
3769	10/17/03	Squire, Sanders & Dempsey, LLP	4,049.75	Prof. Services/Legal	Administration
3756	10/10/03	David Wood Temporaries	137.56	Prof. Services/Temp. Staff	Administration
3765	10/16/03	David Wood Temporaries	152.65	Prof. Services/Temp. Staff	Administration
3771	10/23/03	KPMG, LLP	5,000.00	Prof. Services/Audit.	Administration
3775	10/27/03	David Wood Temporaries	159.75	Prof. Services/Temp. Staff	Administration
3781	11/04/03	David Wood Temporaries	196.43	Prof. Services/Temp. Staff	Administration
3782	11/04/03	First Southwest Asset Management, Inc.	6,315.00	Prof. Services/Arbitrage	Administration
3787	11/06/03	David Wood Temporaries	196.44	Prof. Services/Temp. Staff	Administration
3795	11/14/03	David Wood Temporaries	137.26	Prof. Services/Temp. Staff	Administration
3811	11/19/03	David Wood Temporaries	188.15	Prof. Services/Temp. Staff	Administration
3819	11/26/03	David Wood Temporaries	157.38	Prof. Services/Temp. Staff	Administration
3825	12/04/03	David Wood Temporaries	157.39	Prof. Services/Temp. Staff	Administration
3843	12/11/03	David Wood Temporaries	157.97	Prof. Services/Temp. Staff	Administration
3844	12/11/03	David Wood Temporaries	646.39	Prof. Services/Temp. Staff	Administration
3848	12/17/03	David Wood Temporaries	239.62	Prof. Services/Temp. Staff	Administration
3858	12/29/03	David Wood Temporaries	246.73	Prof. Services/Temp. Staff	Administration
3894	01/30/04	Squire, Sanders & Dempsey, LLP	760.45	Prof. Services/Legal	Administration
3925	02/17/04	David Wood Temporaries	124.55	Prof. Services/Temp. Staff	Administration
3947	03/09/04	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
4031	04/13/04	KPMG, LLP	3,250.00	Prof. Services/Audit	Administration
4052	04/26/04	Squire, Sanders & Dempsey, LLP	477.54	Prof. Services/Legal	Administration
4109	05/26/04	Squire, Sanders & Dempsey, LLP	425.72	Prof. Services/Legal	Administration
4172	06/18/04	City of Miami Beach	508.75	Reimb CMB for Squire, Sanders, & Dempsey, LLP	Administration
4253	07/30/04	Squire, Sanders & Dempsey, LLP	4,813.75	Prof. Services/Legal	Administration
			33,499.23		
Wire	10/17/03	Miami Beach Redevelopment Agency	2,161,917.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
Wire	04/27/04	Miami Beach Redevelopment Agency	9,326,480.50	Transfer to Fiduciary Trust Int'l for Investment Purposes.	Administration
			11,488,397.50		
Wire	01/26/04	Fiduciary Trust International	3,647.54	Accrued interest on investments purchased	Administration
Wire	04/30/04	Fiduciary Trust International	6,195.20	Accrued interest on investments purchased	Administration
Wire	05/07/04	Fiduciary Trust International	821.38	Accrued interest on investments purchased	Administration
			10,664.12		
		TOTAL ADMINISTRATION	**11,553,084.64**		
4010	04/02/04	Palmetto Motorsports	11,438.74	Two Kawasaki ATV's	Community Policing
4077	05/06/04	Armor Security, Inc.	9,914.16	Security Services	Community Policing
4095	05/13/04	Armor Security, Inc.	7,950.96	Security Services	Community Policing
4104	05/24/04	Florida Graffiti Control, Inc.	1,850.00	Graffiti Control	Community Policing
4112	05/26/04	Law Enforcement Supply	1,430.42	Equipment for ATVs	Community Policing
4118	06/01/04	Armor Security, Inc.	2,944.80	Security Services	Community Policing
4140	06/09/04	Corporate Express	185.50	Office Supplies	Community Policing
4141	06/09/04	Florida Graffiti Control, Inc.	1,850.00	Graffiti Control	Community Policing
4157	06/15/04	City of Miami Beach	377.46	Fleet Management Chargebacks May 2004	Community Policing
4164	06/16/04	City of Miami Beach	34,854.28	Salary Reimbursements	Community Policing
4167	06/17/04	Law Enforcement Supply	325.00	Window Tinting	Community Policing
4179	06/23/04	Corporate Express	9.43	Office Supplies	Community Policing
4199	07/13/04	City of Miami Beach	883.44	Reimb CMB: Armor Security	Community Policing
4201	07/13/04	City of Miami Beach	24,821.31	Salary Reimbursements	Community Policing
4215	07/16/04	Armor Security, Inc.	7,184.09	Security Services	Community Policing

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4219	07/16/04	Florida Graffiti Control, Inc.	1,850.00	Graffiti Control	Community Policing
4221	07/16/04	Miami Beach Bicycle	850.00	Trek Bicycle	Community Policing
4226	07/22/04	Nextel Communications	677.46	Cell Phone	Community Policing
4228	07/26/04	Armor Security, Inc.	981.60	Security Services	Community Policing
4233	07/26/04	City of Miami Beach	409.97	Reimb CMB: Staples Printer & Contract	Community Policing
4234	07/26/04	City of Miami Beach	39.79	Reimb CMB: Staples Toner	Community Policing
4244	07/30/04	Armor Security, Inc.	1,963.20	Security Services	Community Policing
			112,791.61		
		TOTAL COMMUNITY POLICING	**112,791.61**		
Wire	01/28/04	Miami Beach Redevelopment Agency	9,114,310.45	Tranfer for 6/04 & 12/04 D.S. (from GF)	Debt Service Funding
			9,114,310.45		
Wire	12/01/03	Wachovia Bank	650,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	585,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	175,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	670,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	255,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	595,596.88	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	201,935.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	908,147.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	204,457.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	1,497,096.00	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	199,732.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	886,372.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	196,707.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	1,470,765.00	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	580,679.38	Debt Service Payment-Interest	Debt Service Payment
			9,076,489.76		
		TOTAL DEBT SERVICE	**18,190,800.21**		
3845	12/17/03	City of Miami Beach	1,500.00	Miscellaneous (TCO's)	African-American Hotel
			1,500.00		
3757	10/10/03	Bloom & Minsker	9,714.05	Professional fees/legal	African-American Hotel
3818	11/26/03	Bloom & Minsker	3,506.10	Professional fees/legal	African-American Hotel
3862	12/31/03	Bloom & Minsker	2,473.45	Professional fees/legal	African-American Hotel
3930	02/23/04	Bloom & Minsker	2,262.00	Professional fees/legal	African-American Hotel
3931	02/23/04	Bloom & Minsker	1,693.80	Professional fees/legal	African-American Hotel
4021	04/13/04	Bloom & Minsker	7,744.95	Professional fees/legal	African-American Hotel
4041	04/19/04	Bloom & Minsker	5,349.45	Professional fees/legal	African-American Hotel
4108	05/26/04	Bloom & Minsker	5,266.20	Professional fees/legal	African-American Hotel
4153	06/14/04	Bloom & Minsker	4,643.70	Professional fees/legal	African-American Hotel
4216	07/16/04	Bloom & Minsker	1,949.85	Professional fees/legal	African-American Hotel
			44,603.55		
		TOTAL AFRICAN-AMERICAN	**46,103.55**		
3745	10/06/03	Armor Security, Inc.	3,427.01	Security Services	Anchor Garage Operations
3747	10/06/03	Armor Security, Inc.	3,229.87	Security Services	Anchor Garage Operations
3799	11/19/03	Armor Security, Inc.	3,361.98	Security Services	Anchor Garage Operations
3800	11/19/03	Armor Security, Inc.	3,085.91	Security Services	Anchor Garage Operations
3801	11/19/03	Armor Security, Inc.	3,042.96	Security Services	Anchor Garage Operations
3802	11/19/03	Armor Security, Inc.	3,199.40	Security Services	Anchor Garage Operations
3803	11/19/03	Armor Security, Inc.	3,061.37	Security Services	Anchor Garage Operations
3814	11/20/03	Armor Security, Inc.	3,128.85	Security Services	Anchor Garage Operations
3854	12/29/03	Armor Security, Inc.	3,812.90	Security Services	Anchor Garage Operations
3863	12/31/03	Armor Security, Inc.	3,128.85	Security Services	Anchor Garage Operations
3864	12/31/03	Armor Security, Inc.	3,141.12	Security Services	Anchor Garage Operations
3878	01/15/04	Armor Security, Inc.	6,441.75	Security Services	Anchor Garage Operations
3903	02/06/04	Armor Security, Inc.	3,855.85	Security Services	Anchor Garage Operations
3905	02/06/04	Armor Security, Inc.	2,993.88	Security Services	Anchor Garage Operations
3915	02/10/04	Armor Security, Inc.	3,355.85	Security Services	Anchor Garage Operations
3943	03/04/04	Armor Security, Inc.	3,257.69	Security Services	Anchor Garage Operations
3945	03/04/04	Armor Security, Inc.	2,760.75	Security Services	Anchor Garage Operations
3969	03/16/04	Armor Security, Inc.	2,743.37	Security Services	Anchor Garage Operations
3970	03/16/04	Armor Security, Inc.	6,555.25	Security Services	Anchor Garage Operations
3974	03/22/04	City Of Miami Beach	7,042.98	Reimb. CMB for Armor Security	Anchor Garage Operations
3989	03/22/04	Armor Security, Inc.	6,257.70	Security Services	Anchor Garage Operations

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Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4032	04/13/04	Armor Security, Inc.	3,211.67	Security Services	Anchor Garage Operations
4033	04/13/04	Armor Security, Inc.	3,542.96	Security Services	Anchor Garage Operations
4063	04/29/04	Armor Security, Inc.	3,315.97	Security Services	Anchor Garage Operations
4064	04/29/04	Armor Security, Inc.	3,423.33	Security Services	Anchor Garage Operations
4065	04/29/04	Armor Security, Inc.	3,337.44	Security Services	Anchor Garage Operations
4159	06/15/04	Armor Security, Inc.	9,825.21	Security Services	Anchor Garage Operations
4160	06/15/04	Armor Security, Inc.	3,138.05	Security Services	Anchor Garage Operations
4177	06/23/04	Armor Security, Inc.	3,429.47	Security Services	Anchor Garage Operations
4194	07/07/04	Armor Security, Inc.	9,450.96	Security Services	Anchor Garage Operations
4197	07/13/04	Armor Security, Inc.	7,036.85	Security Services	Anchor Garage Operations
4250	07/30/04	Armor Security, Inc.	12,404.97	Security Services	Anchor Garage Operations
			143,002.17		
3746	10/06/03	Best's Maintenance & Janitorial Services, Inc.	2,924.00	Janitorial Service	Anchor Garage Operations
3804	11/19/03	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
3853	12/19/03	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
3879	01/15/04	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
3921	02/12/04	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
4036	04/13/04	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
4107	05/26/04	Best's Maintenance & Janitorial Services, Inc.	17,456.40	Janitorial Service	Anchor Garage Operations
4111	05/26/04	Best's Maintenance & Janitorial Services, Inc.	4,869.00	Janitorial Service	Anchor Garage Operations
4154	06/14/04	Best's Maintenance & Janitorial Services, Inc.	4,864.00	Janitorial Service	Anchor Garage Operations
4231	07/26/04	Best's Maintenance & Janitorial Services, Inc.	4,864.00	Janitorial Service	Anchor Garage Operations
			49,599.40		
3766	10/17/03	City of Miami Beach	1,919.36	Property Management Work	Anchor Garage Operations
3809	11/19/03	City of Miami Beach	3,374.00	Property Management Work	Anchor Garage Operations
3833	12/11/03	City of Miami Beach	4,332.63	Property Management Work	Anchor Garage Operations
3885	01/20/04	City of Miami Beach	2,487.50	Property Management Work	Anchor Garage Operations
3906	02/10/04	City of Miami Beach	2,035.03	Property Management Work	Anchor Garage Operations
3948	03/09/04	City of Miami Beach	5,090.68	Property Management Work	Anchor Garage Operations
4026	04/13/04	City of Miami Beach	3,411.35	Property Management Work	Anchor Garage Operations
4083	05/10/04	City of Miami Beach	807.51	Property Management Work	Anchor Garage Operations
4143	06/09/04	City of Miami Beach	2,216.59	Property Management Work	Anchor Garage Operations
4235	07/26/04	City of Miami Beach	5,814.73	Property Management Work	Anchor Garage Operations
			31,489.38		
3790	11/06/03	City of Miami Beach	895.28	Utilities	Anchor Garage Operations
3827	12/08/03	City of Miami Beach	961.58	Waste & Storm Water Impact Fee Nov. 2003	Anchor Garage Operations
3869	01/08/04	City of Miami Beach	1,177.78	Waste & Storm Water Impact Fee Dec. 2003	Anchor Garage Operations
3920	02/12/04	City of Miami Beach	1,315.59	Waste & Storm Water Impact Fee Jan. 2004	Anchor Garage Operations
3944	03/04/04	City of Miami Beach	1,705.59	Waste & Storm Water Impact Fee Feb. 2004	Anchor Garage Operations
4007	03/29/04	City of Miami Beach	1,424.33	Waste & Storm Water Impact Fee Mar. 2004	Anchor Garage Operations
4030	04/13/04	City of Miami Beach	585.20	Sewer Charges	Anchor Garage Operations
4047	04/21/04	City of Miami Beach	1,430.23	Waste & Storm Water Impact Fee Apr. 2004	Anchor Garage Operations
4122	06/03/04	City of Miami Beach	1,955.98	Waste & Storm Water Impact Fee May 2004	Anchor Garage Operations
4195	07/07/04	City of Miami Beach	1,806.16	Waste & Storm Water Impact Fee June 2004	Anchor Garage Operations
4236	07/26/04	City of Miami Beach	2,076.97	Waste & Storm Water Impact Fee July 2004	Anchor Garage Operations
			15,334.69		
3786	11/06/03	City of Miami Beach	171.64	Reimb. CMB for Waste Mgmt	Anchor Garage Operations
3870	01/09/04	Waste Management of Dade County	342.53	Waste Management for Nov. & Dec.2003	Anchor Garage Operations
3876	01/15/04	Waste Management of Dade County	181.96	Waste Management for January 2004	Anchor Garage Operations
3923	02/12/04	Waste Management of Dade County	182.51	Waste Management for February 2004	Anchor Garage Operations
3965	03/16/04	Waste Management of Dade County	182.87	Waste Management for March 2004	Anchor Garage Operations
3975	03/22/04	City of Miami Beach	171.64	Reimb. CMB for Waste Mgmt	Anchor Garage Operations
4027	04/13/04	Waste Management of Dade County	183.86	Waste Management for April 2004	Anchor Garage Operations
4094	05/13/04	Waste Management of Dade County	179.01	Waste Management for May 2004	Anchor Garage Operations
4152	06/14/04	Waste Management of Dade County	179.01	Waste Management for June 2004	Anchor Garage Operations
4212	07/13/04	Waste Management of Dade County	179.01	Waste Management for July 2004	Anchor Garage Operations
			1,954.04		
3840	12/11/03	Richard Rhodes	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3841	12/11/03	Abderrahim Halmi	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3850	12/17/03	Thomas Connell	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3851	12/17/03	Janine Fischer	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3856	12/29/03	Angela Urena Roman	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3857	12/29/03	Charles Berk	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3871	01/12/04	Ned Johns	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3872	01/12/04	Hugo Gutierrez	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3886	01/20/04	Tropics Hotel	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3901	02/03/04	Locomotion	50.00	Return Parking Access Card Deposit	Anchor Garage Operations
3902	02/03/04	J & P Tiles	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
3908	02/10/04	Ralph Peterson	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3909	02/10/04	Rodney Bailey	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3910	02/10/04	Zsolt Molnar	10.00	Return Parking Access Card Deposit	Anchor Garage Operations

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3917	02/12/04	The Wachenhut Corp	220.00	Return Parking Access Card Deposit	Anchor Garage Operations
3918	02/12/04	Peter Logsdon	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3952	03/09/04	Julian Greenspan	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3953	03/09/04	Maria Gurdian	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3954	03/09/04	Sheldon McGregor	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4009	04/02/04	Thomas Lazzaro	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4019	04/13/04	Vicente Scarpitta	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4020	04/13/04	Lucia Siguas	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4081	05/10/04	William Kimball	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4082	05/10/04	Yves Sagaille	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4090	05/12/04	Silvia Huete	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4091	05/12/04	Coastal/Hoar at South Beach	40.00	Return Parking Access Card Deposit	Anchor Garage Operations
4121	06/03/04	Edward Johns	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4155	06/15/04	Michael Healey	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4180	06/23/04	Ira De Ford	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4181	06/23/04	Carlos Figueroa	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4182	06/23/04	Daniel Troch	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4225	07/21/04	Shirley Castillo	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4246	07/30/04	Christophe Baraton	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
			620.00		
3785	11/06/03	BellSouth	277.39	Miscellaneous-Telephone Service	Anchor Garage Operations
3815	11/21/03	BellSouth	136.13	Miscellaneous-Telephone Service	Anchor Garage Operations
3852	12/19/03	BellSouth	123.98	Miscellaneous-Telephone Service	Anchor Garage Operations
3891	01/28/04	BellSouth	126.10	Miscellaneous-Telephone Service	Anchor Garage Operations
3940	02/27/04	BellSouth	125.36	Miscellaneous-Telephone Service	Anchor Garage Operations
3988	03/22/04	BellSouth	127.68	Miscellaneous-Telephone Service	Anchor Garage Operations
4055	04/26/04	BellSouth	127.54	Miscellaneous-Telephone Service	Anchor Garage Operations
4123	06/03/04	BellSouth	126.60	Miscellaneous-Telephone Service	Anchor Garage Operations
4184	06/30/04	BellSouth	126.20	Miscellaneous-Telephone Service	Anchor Garage Operations
4230	07/26/04	BellSouth	137.68	Miscellaneous-Telephone Service	Anchor Garage Operations
			1,434.66		
3749	10/06/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract.	Anchor Garage Operations
3807	11/19/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3808	11/19/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3868	12/31/03	Royce Parking Control System, Inc.	645.00	Miscellaneous-Service Contract	Anchor Garage Operations
3887	01/20/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3933	02/23/04	Royce Parking Control System, Inc.	667.50	Miscellaneous-Gate Cards	Anchor Garage Operations
3941	03/04/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4000	03/26/04	City of Miami Beach	775.00	Reimb CMB for Royce Parking	Anchor Garage Operations
4057	04/26/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4099	05/14/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4198	07/13/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4209	07/13/04	Royce Parking Control System, Inc.	675.00	Miscellaneous-Gate Cards	Anchor Garage Operations
4242	07/26/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
			9,737.50		
3759	10/14/03	City of Miami Beach	806.00	Miscellaneous-Elevator maint.	Anchor Garage Operations
3764	10/15/03	City of Miami Beach	527.42	Reimb. CMB for Thyssen Miami Elevator	Anchor Garage Operations
3805	11/19/03	Thyssen Krupp Elevator	3,045.97	Elevator Service	Anchor Garage Operations
3830	12/11/03	Thyssen Krupp Elevator	728.50	Elevator Service	Anchor Garage Operations
3847	12/17/03	Thyssen Krupp Elevator	3,410.00	Elevator Service	Anchor Garage Operations
3914	02/10/04	Thyssen Krupp Elevator	3,293.91	Elevator Service	Anchor Garage Operations
3973	03/22/04	City of Miami Beach	682.42	Reimb. CMB for Thyssen Miami Elevator	Anchor Garage Operations
4105	05/24/04	Thyssen Krupp Elevator	3,293.91	Elevator Service	Anchor Garage Operations
4178	06/23/04	Thyssen Krupp Elevator	108.50	Elevator Service	Anchor Garage Operations
			15,896.63		
3783	11/04/03	Miami-Dade County Tax Collector	382,637.47	Miscellaneous-Property Taxes	Anchor Garage Operations
3791	11/12/03	City of Miami Beach	7.00	United Way Contrib. Collected 10/03	Anchor Garage Operations
3806	11/19/03	Country Bills Lawn Maintenance	228.00	Lawn Maintenance	Anchor Garage Operations
3839	12/11/03	Country Bills Lawn Maintenance	76.00	Lawn Maintenance	Anchor Garage Operations
3875	01/15/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
3884	01/20/04	Corporate Express	197.10	Office Supplies	Anchor Garage Operations
3888	01/20/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
3893	01/30/04	Hi-Rise Safety Systems	1,500.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
3898	01/30/04	Miami Fire Equipment	184.00	Miscellaneous	Anchor Garage Operations
3899	02/03/04	Brink's Incorporated	1,680.00	Brinks services	Anchor Garage Operations
3912	02/10/04	City of Miami Beach	4.00	United Way Contrib. Collected 11/03	Anchor Garage Operations
3922	02/12/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
3964	03/16/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
3968	03/16/04	Corporate Express	624.36	Office Supplies	Anchor Garage Operations
3976	03/22/04	City of Miami Beach	76.00	Reimb. CMB for Country Bills Lawn Maintenance	Anchor Garage Operations
3977	03/22/04	City of Miami Beach	546.86	Reimb. CMB for Corporate Express	Anchor Garage Operations
4005	03/26/04	Integra Business Forms	500.84	Deposit slips	Anchor Garage Operations

Redevelopment Agency - City Center District
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4011	04/02/04	Country Bills Lawn Maintenance	190.00	Lawn Maintenance	Anchor Garage Operations
4013	04/07/04	Hi-Rise Safety Systems	750.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4044	04/21/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4053	04/26/04	Miami Fire Equipment	1,061.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4056	04/26/04	Corporate Express	426.20	Office Supplies	Anchor Garage Operations
4061	04/29/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4100	05/14/04	Florida Coast Equipment	5,798.59	Miscellaneous - Kawasaki Mule	Anchor Garage Operations
4106	05/25/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4116	06/01/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4132	06/07/04	City of Miami Beach	6.00	Reimb. CMB - Parking Refund	Anchor Garage Operations
4133	06/07/04	City of Miami Beach	844.98	Reimb. CMB - Corporate Express	Anchor Garage Operations
4134	06/07/04	B.E.A. International	2,500.00	Garage Improvements	Anchor Garage Operations
4173	06/23/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4176	06/23/04	Hi-Rise Safety Systems	96.30	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4189	06/30/04	Hi-Rise Safety Systems	750.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4204	07/13/04	Country Bills Lawn Maintenance	190.00	Lawn Maintenance	Anchor Garage Operations
4208	07/13/04	Miami Fire Equipment	35.45	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4232	07/26/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
			404,038.15		
3859	12/30/03	Miami Beach Redevelopment, Inc.	10,470.69	Facility Use / Usage Fee	Anchor Garage Operations
4043	04/19/04	Miami Beach Redevelopment, Inc.	21,892.01	Facility Use / Usage Fee	Anchor Garage Operations
4135	06/07/04	Miami Beach Redevelopment, Inc.	52,430.22	Facility Use / Usage Fee	Anchor Garage Operations
			84,792.92		
3755	10/10/03	APCOA/Standard Parking	7,765.05	Salary Reimbursements	Anchor Garage Operations
3797	11/19/03	APCOA/Standard Parking	7,909.01	Salary Reimbursements	Anchor Garage Operations
3798	11/19/03	APCOA/Standard Parking	7,977.33	Salary Reimbursements	Anchor Garage Operations
3837	12/11/03	APCOA/Standard Parking	8,131.74	Salary Reimbursements	Anchor Garage Operations
3838	12/11/03	APCOA/Standard Parking	7,919.80	Salary Reimbursements	Anchor Garage Operations
3855	12/29/03	APCOA/Standard Parking	7,864.73	Salary Reimbursements	Anchor Garage Operations
3877	01/15/04	APCOA/Standard Parking	7,966.50	Salary Reimbursements	Anchor Garage Operations
3919	02/12/04	APCOA/Standard Parking	8,157.35	Salary Reimbursements	Anchor Garage Operations
3932	02/23/04	APCOA/Standard Parking	8,018.22	Salary Reimbursements	Anchor Garage Operations
3942	03/04/04	APCOA/Standard Parking	8,221.48	Salary Reimbursements	Anchor Garage Operations
3950	03/09/04	APCOA/Standard Parking	8,108.26	Salary Reimbursements	Anchor Garage Operations
3985	03/22/04	APCOA/Standard Parking	8,476.35	Salary Reimbursements	Anchor Garage Operations
4022	04/13/04	APCOA/Standard Parking	8,863.00	Salary Reimbursements	Anchor Garage Operations
4023	04/13/04	APCOA/Standard Parking	8,560.33	Salary Reimbursements	Anchor Garage Operations
4054	04/26/04	APCOA/Standard Parking	7,955.13	Salary Reimbursements	Anchor Garage Operations
4076	05/06/04	APCOA/Standard Parking	8,043.95	Salary Reimbursements	Anchor Garage Operations
4120	06/01/04	APCOA/Standard Parking	7,990.80	Salary Reimbursements	Anchor Garage Operations
4142	06/09/04	APCOA/Standard Parking	7,938.94	Salary Reimbursements	Anchor Garage Operations
4183	06/30/04	APCOA/Standard Parking	8,491.51	Salary Reimbursements	Anchor Garage Operations
4196	07/13/04	APCOA/Standard Parking	8,226.07	Salary Reimbursements	Anchor Garage Operations
4227	07/26/04	APCOA/Standard Parking	7,890.33	Salary Reimbursements	Anchor Garage Operations
4249	07/30/04	APCOA/Standard Parking	8,223.97	Salary Reimbursements	Anchor Garage Operations
			178,699.85		
Wire	10/15/03	Florida Department of Revenue	7,513.22	Sales Tax Payment	Anchor Garage Operations
Wire	11/18/03	Florida Department of Revenue	8,630.80	Sales Tax Payment	Anchor Garage Operations
Wire	12/18/03	Florida Department of Revenue	9,426.49	Sales Tax Payment	Anchor Garage Operations
Wire	01/20/04	Florida Department of Revenue	9,235.66	Sales Tax Payment	Anchor Garage Operations
Wire	03/03/04	Florida Department of Revenue	9,431.78	Sales Tax Payment	Anchor Garage Operations
Wire	03/18/04	Florida Department of Revenue	12,320.68	Sales Tax Payment	Anchor Garage Operations
Wire	04/19/04	Florida Department of Revenue	14,988.66	Sales Tax Payment	Anchor Garage Operations
Wire	04/27/04	Florida Department of Revenue	150.00	Sales Tax Payment	Anchor Garage Operations
Wire	05/19/04	Florida Department of Revenue	9,861.68	Sales Tax Payment	Anchor Garage Operations
Wire	06/18/04	Florida Department of Revenue	10,175.71	Sales Tax Payment	Anchor Garage Operations
Wire	07/16/04	Florida Department of Revenue	7,954.75	Sales Tax Payment	Anchor Garage Operations
			99,689.43		
		TOTAL ANCHOR GARAGE OPER.	**1,036,288.82**		
3783	11/04/03	Miami-Dade County Tax Collector	11,834.15	Miscellaneous-Property Taxes	Anchor Shops Oper.
			11,834.15		
3846	12/17/03	Miami Beach Community Development Corp	4,102.57	Reimb. - operating exp.	Anchor Shops Oper.
3873	01/12/04	Miami Beach Community Development Corp	3,947.84	Reimb. - operating exp.	Anchor Shops Oper.
3881	01/20/04	Miami Beach Community Development Corp	2,969.82	Reimb. - operating exp.	Anchor Shops Oper.
3913	02/10/04	Miami Beach Community Development Corp	2,969.82	Reimb. - operating exp.	Anchor Shops Oper.
3957	03/09/04	Miami Beach Community Development Corp	3,022.32	Reimb. - operating exp.	Anchor Shops Oper.
4015	04/07/04	Miami Beach Community Development Corp	3,284.59	Reimb. - operating exp.	Anchor Shops Oper.
4080	05/10/04	Miami Beach Community Development Corp	2,969.82	Reimb. - operating exp.	Anchor Shops Oper.

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4136	06/07/04	Miami Beach Community Development Corp	3,000.99	Reimb. - operating exp.	Anchor Shops Oper.
4206	07/13/04	Miami Beach Community Development Corp	4,325.77	Reimb. - operating exp.	Anchor Shops Oper.
			30,593.54		
Wire	10/15/03	Florida Department of Revenue	4,472.97	Sales Tax	Anchor Shops Oper.
3774	10/27/03	Florida Department of Revenue	90.03	Sales Tax	Anchor Shops Oper.
Wire	11/18/03	Florida Department of Revenue	2,831.72	Sales Tax	Anchor Shops Oper.
Wire	12/18/03	Florida Department of Revenue	7,300.71	Sales Tax	Anchor Shops Oper.
Wire	01/20/04	Florida Department of Revenue	4,059.62	Sales Tax	Anchor Shops Oper.
Wire	03/03/04	Florida Department of Revenue	4,059.57	Sales Tax	Anchor Shops Oper.
Wire	03/18/04	Florida Department of Revenue	3,881.99	Sales Tax	Anchor Shops Oper.
Wire	04/19/04	Florida Department of Revenue	3,694.31	Sales Tax	Anchor Shops Oper.
Wire	04/27/04	Florida Department of Revenue	150.00	Sales Tax	Anchor Shops Oper.
Wire	05/19/04	Florida Department of Revenue	3,415.46	Sales Tax	Anchor Shops Oper.
Wire	06/18/04	Florida Department of Revenue	3,528.24	Sales Tax	Anchor Shops Oper.
Wire	07/16/04	Florida Department of Revenue	3,621.11	Sales Tax	Anchor Shops Oper.
			41,105.73		
		TOTAL ANCHOR SHOPS OPER.	**83,533.42**		
3822	12/04/03	URS Corporation	108,761.00	Construction work-library	Collins Park Cultural Center
3896	01/30/04	URS Corporation	102,662.03	Construction work-library	Collins Park Cultural Center
3963	03/12/04	The Tower Group	259,051.85	Construction work-library	Collins Park Cultural Center
3927	02/23/04	City of Miami Beach	5,473.00	CMB Construction Management-Cultural Campus	Collins Park Cultural Center
3927	02/23/04	City of Miami Beach	82,650.00	CMB Construction Management-Library	Collins Park Cultural Center
4074	05/06/04	Edward Lewis Architect	9,600.00	Professional Services - Library	Collins Park Cultural Center
4078	05/06/04	Edward Lewis Architect	8,000.00	Professional Services - Library	Collins Park Cultural Center
4079	05/10/04	URS Corporation	101,023.14	Construction work-library	Collins Park Cultural Center
4188	06/30/04	Edward Lewis Architect	1,440.00	Professional Services - Library	Collins Park Cultural Center
4213	07/13/04	Robert A.M. Stern Architects	20,000.00	Professional Services - Library	Collins Park Cultural Center
4240	07/26/04	Edward Lewis Architect	1,440.00	Professional Services - Library	Collins Park Cultural Center
			700,101.02		
3865	12/31/03	City of Miami Beach	534.40	Waste & Storm Water Impact Fee	Collins Park Cultural Center
3866	12/31/03	City of Miami Beach	165.20	Waste & Storm Water Impact Fee	Collins Park Cultural Center
3867	12/31/03	City of Miami Beach	619.60	Waste & Storm Water Impact Fee	Collins Park Cultural Center
4114	06/01/04	City of Miami Beach	3,317.01	Waste & Storm Water Impact Fee	Collins Park Cultural Center
4115	06/01/04	City of Miami Beach	544.00	Waste & Storm Water Impact Fee	Collins Park Cultural Center
4237	07/26/04	City of Miami Beach	108.80	Waste & Storm Water Impact Fee	Collins Park Cultural Center
			5,289.01		
		TOTAL COLLINS PARK CULTURAL CENTER	**705,390.03**		
3834	12/11/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3835	12/11/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3946	03/04/04	City of Miami Beach	8,296.48	Salary Reimbursement	Colony Theater Restoration
4158	06/15/04	City of Miami Beach	13,274.37	Salary Reimbursement	Colony Theater Restoration
4200	07/13/04	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
			31,526.62		
3752	10/07/03	City of Miami Beach	66,849.25	Transfer to CMB (Art in Public Places)	Colony Theater Restoration
3778	11/04/03	BellSouth	153.48	Miscellaneous-Telephone	Colony Theater Restoration
3824	12/04/03	BellSouth	161.75	Miscellaneous-Telephone	Colony Theater Restoration
3849	12/17/03	AT&T	16.49	Miscellaneous-Telephone	Colony Theater Restoration
3860	12/31/03	BellSouth	144.38	Miscellaneous-Telephone	Colony Theater Restoration
3883	01/20/04	AT&T	49.27	Miscellaneous-Telephone	Colony Theater Restoration
3916	02/12/04	BellSouth	145.13	Miscellaneous-Telephone	Colony Theater Restoration
3926	02/17/04	AT&T	31.61	Miscellaneous-Telephone	Colony Theater Restoration
3936	02/26/04	BellSouth	148.95	Miscellaneous-Telephone	Colony Theater Restoration
3927	02/23/04	City of Miami Beach	90,701.00	CMB Construction Management	Colony Theater Restoration
3993	03/23/04	AT&T	57.45	Miscellaneous-Telephone	Colony Theater Restoration
4004	03/26/04	BellSouth	144.56	Miscellaneous-Telephone	Colony Theater Restoration
4038	04/15/04	AT&T	42.78	Miscellaneous-Telephone	Colony Theater Restoration
4060	04/29/04	BellSouth	142.55	Miscellaneous-Telephone	Colony Theater Restoration
4073	05/03/04	Federal Express	21.63	Miscellaneous-Courier	Colony Theater Restoration
4101	05/19/04	AT&T	29.75	Miscellaneous-Telephone	Colony Theater Restoration
4113	05/26/04	BellSouth	142.65	Miscellaneous-Telephone	Colony Theater Restoration
4145	06/14/04	Miami-Dade County DERM	2,625.00	Miscellaneous-Permit Fees	Colony Theater Restoration
4147	06/14/04	City of Miami Beach	5,900.00	Miscellaneous-Water Connection	Colony Theater Restoration
4148	06/14/04	City of Miami Beach	985.00	Miscellaneous-Water Connection	Colony Theater Restoration
4150	06/14/04	City of Miami Beach	8,840.00	Miscellaneous-Water Connection	Colony Theater Restoration
4166	06/17/04	AT&T	29.75	Miscellaneous-Telephone	Colony Theater Restoration
4184	06/30/04	BellSouth	142.53	Miscellaneous-Telephone	Colony Theater Restoration

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4229	07/26/04	AT&T	29.70	Miscellaneous-Telephone	Colony Theater Restoration
4243	07/28/04	City of Miami Beach	2,500.00	Miscellaneous-Water Connection	Colony Theater Restoration
4245	07/30/04	BellSouth	142.57	Miscellaneous-Telephone	Colony Theater Restoration
			180,177.23		
3744	10/06/03	McCartney Construction Company	215,941.30	Construction Costs	Colony Theater Restoration
3758	10/10/03	McCartney Construction Company	207,365.10	Construction Costs	Colony Theater Restoration
3820	12/04/03	McCartney Construction Company	239,071.66	Construction Costs	Colony Theater Restoration
3829	12/11/03	McCartney Construction Company	251,078.89	Construction Costs	Colony Theater Restoration
3895	01/30/04	McCartney Construction Company	300,737.59	Construction Costs	Colony Theater Restoration
3928	02/23/04	McCartney Construction Company	165,524.93	Construction Costs	Colony Theater Restoration
3972	03/16/04	McCartney Construction Company	179,000.11	Construction Costs	Colony Theater Restoration
4016	04/07/04	McCartney Construction Company	256,969.90	Construction Costs	Colony Theater Restoration
4097	05/13/04	McCartney Construction Company	305,585.76	Construction Costs	Colony Theater Restoration
4191	06/30/04	McCartney Construction Company	250,219.35	Construction Costs	Colony Theater Restoration
4252	07/30/04	McCartney Construction Company	285,277.90	Construction Costs	Colony Theater Restoration
			2,656,772.49		Colony Theater Restoration
3743	10/06/03	R.J. Heisenbottle Architects	13,477.53	Professional Services	Colony Theater Restoration
3821	12/04/03	R.J. Heisenbottle Architects	2,508.47	Professional Services	Colony Theater Restoration
3828	12/11/03	R.J. Heisenbottle Architects	5,406.54	Professional Services	Colony Theater Restoration
3892	01/30/04	R.J. Heisenbottle Architects	6,152.50	Professional Services	Colony Theater Restoration
3951	03/09/04	R.J. Heisenbottle Architects	3,199.55	Professional Services	Colony Theater Restoration
4002	03/26/04	R.J. Heisenbottle Architects	1,049.27	Professional Services	Colony Theater Restoration
4048	04/21/04	R.J. Heisenbottle Architects	3,410.27	Professional Services	Colony Theater Restoration
4067	04/29/04	State of Florida Dept. of Mgmt. Services	60,241.00	Project Management Fees	Colony Theater Restoration
4068	04/29/04	R.J. Heisenbottle Architects	1,500.00	Professional Services	Colony Theater Restoration
4210	07/13/04	R.J. Heisenbottle Architects	3,141.93	Professional Services	Colony Theater Restoration
4214	07/13/04	R.J. Heisenbottle Architects	30,170.00	Professional Services	Colony Theater Restoration
4247	07/30/04	R.J. Heisenbottle Architects	1,922.92	Professional Services	Colony Theater Restoration
			132,179.98		
		TOTAL COLONY THEATER RESTORATION	**3,000,656.32**		
3777	10/29/03	City of Miami Beach	16,057.18	Reimb. CMB payment R.L. Saum Const.	Beachwalk Project
3779	11/04/03	Coastal Systems International, Inc.	13,390.07	Professional Services	Beachwalk Project
3813	11/20/03	R.L. Saum Construction Co.	180,880.99	Professional Services	Beachwalk Project
3826	12/04/03	Coastal Systems International, Inc.	13,157.73	Professional Services	Beachwalk Project
3836	12/11/03	City of Miami Beach	5,450.00	Water Impact & Tap Fee for New 3" Irrigation	Beachwalk Project
3880	01/20/04	Coastal Systems International, Inc.	21,010.02	Professional Services	Beachwalk Project
3889	01/20/04	R.L. Saum Construction Co.	191,878.80	Professional Services	Beachwalk Project
3900	02/03/04	Coastal Systems International, Inc.	20,288.27	Professional Services	Beachwalk Project
3924	02/12/04	R.L. Saum Construction Co.	249,998.75	Professional Services	Beachwalk Project
3983	03/22/04	City of Miami Beach	661.50	Reimb. CMB payment Miami Herald	Beachwalk Project
4006	03/26/04	R.L. Saum Construction Co.	139,218.36	Professional Services	Beachwalk Project
4050	04/26/04	R.L. Saum Construction Co.	433,655.10	Professional Services	Beachwalk Project
4168	06/18/04	City of Miami Beach	275.00	Reimb. CMB payment Naigin Gallop Figueredo	Beachwalk Project
4169	06/18/04	Nagin Gallop Figueredo	9,785.94	Legal Fees	Beachwalk Project
4170	06/18/04	Nagin Gallop Figueredo	7,186.07	Legal Fees	Beachwalk Project
4171	06/18/04	Nagin Gallop Figueredo	1,720.00	Legal Fees	Beachwalk Project
4222	07/16/04	Nagin Gallop Figueredo	668.03	Legal Fees	Beachwalk Project
			1,305,281.81		
		TOTAL BEACHWALK PROJECT	**1,305,281.81**		
3750	10/06/03	Mercedes Electric Supply, Inc.	96.94	Lighting	Lincoln Road Improv. Project
3753	10/07/03	Mercedes Electric Supply, Inc.	19,326.36	Lighting	Lincoln Road Improv. Project
3817	11/26/03	Mercedes Electric Supply, Inc.	946.26	Lighting	Lincoln Road Improv. Project
3961	03/11/04	Mercedes Electric Supply, Inc.	486.82	Lighting	Lincoln Road Improv. Project
3962	03/11/04	Mercedes Electric Supply, Inc.	1,005.22	Lighting	Lincoln Road Improv. Project
3979	03/22/04	City of Miami Beach	4,824.54	Reimb. CMB for Mercedes Electric	Lincoln Road Improv. Project
3986	03/22/04	Mercedes Electric Supply, Inc.	1,153.46	Lighting	Lincoln Road Improv. Project
3987	03/22/04	Mercedes Electric Supply, Inc.	1,171.53	Lighting	Lincoln Road Improv. Project
4001	03/26/04	Mercedes Electric Supply, Inc.	5,011.20	Lighting	Lincoln Road Improv. Project
4025	04/13/04	Mercedes Electric Supply, Inc.	4,290.00	Lighting	Lincoln Road Improv. Project
4040	04/19/04	Mercedes Electric Supply, Inc.	19.12	Lighting	Lincoln Road Improv. Project
4045	04/21/04	Mercedes Electric Supply, Inc.	349.75	Lighting	Lincoln Road Improv. Project
4058	04/26/04	Mercedes Electric Supply, Inc.	306.45	Lighting	Lincoln Road Improv. Project
4062	04/29/04	Mercedes Electric Supply, Inc.	1,061.75	Lighting	Lincoln Road Improv. Project
4066	04/29/04	Mercedes Electric Supply, Inc.	44.86	Lighting	Lincoln Road Improv. Project
4084	05/10/04	Mercedes Electric Supply, Inc.	190.83	Lighting	Lincoln Road Improv. Project

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4085	05/10/04	Mercedes Electric Supply, Inc.	721.16	Lighting	Lincoln Road Improv. Project
4089	05/12/04	Mercedes Electric Supply, Inc.	220.43	Lighting	Lincoln Road Improv. Project
4098	05/14/04	Mercedes Electric Supply, Inc.	366.53	Lighting	Lincoln Road Improv. Project
4103	05/21/04	Mercedes Electric Supply, Inc.	352.33	Lighting	Lincoln Road Improv. Project
4117	06/01/04	Mercedes Electric Supply, Inc.	641.68	Lighting	Lincoln Road Improv. Project
4126	06/03/04	Mercedes Electric Supply, Inc.	428.68	Lighting	Lincoln Road Improv. Project
4163	06/15/04	Mercedes Electric Supply, Inc.	698.55	Lighting	Lincoln Road Improv. Project
4207	07/13/04	Mercedes Electric Supply, Inc.	375.14	Lighting	Lincoln Road Improv. Project
4241	07/26/04	Mercedes Electric Supply, Inc.	1,389.45	Lighting	Lincoln Road Improv. Project
			45,479.04		
3788	11/06/03	City of Miami Beach	21,675.60	Property Mgmt Work	Lincoln Road Improv. Project
3789	11/06/03	City of Miami Beach	11,749.00	Property Mgmt Work	Lincoln Road Improv. Project
3832	12/11/03	City of Miami Beach	12,166.47	Property Mgmt Work	Lincoln Road Improv. Project
4144	06/09/04	City of Miami Beach	22,092.91	Property Mgmt Work	Lincoln Road Improv. Project
4146	06/14/04	City of Miami Beach	94,637.11	Property Mgmt Work	Lincoln Road Improv. Project
4187	06/30/04	City of Miami Beach	984.21	Property Mgmt Work	Lincoln Road Improv. Project
			163,305.30		
3762	10/14/03	City of Miami Beach	1,474.56	Reimb. CMB for Wells Fargo Business	Lincoln Road Improv. Project
3763	10/14/03	City of Miami Beach	3,038.40	Reimb. CMB for Wells Fargo Business	Lincoln Road Improv. Project
3978	03/22/04	City of Miami Beach	10,782.72	Reimb. CMB for Wells Fargo Business	Lincoln Road Improv. Project
4034	04/13/04	Wells Fargo Business Credit, Inc.	1,751.04	Temporary Labor	Lincoln Road Improv. Project
4035	04/13/04	Wells Fargo Business Credit, Inc.	3,669.12	Temporary Labor	Lincoln Road Improv. Project
4037	04/15/04	Wells Fargo Business Credit, Inc.	1,621.44	Temporary Labor	Lincoln Road Improv. Project
4072	04/30/04	Wells Fargo Business Credit, Inc.	3,594.24	Temporary Labor	Lincoln Road Improv. Project
4086	05/10/04	Wells Fargo Business Credit, Inc.	1,860.48	Temporary Labor	Lincoln Road Improv. Project
4087	05/10/04	Wells Fargo Business Credit, Inc.	276.48	Temporary Labor	Lincoln Road Improv. Project
4096	05/13/04	Union Temporary Labor Services	19,015.79	Temporary Labor	Lincoln Road Improv. Project
4118	06/01/04	Wells Fargo Business Credit, Inc.	6,511.68	Temporary Labor	Lincoln Road Improv. Project
4125	06/03/04	Wells Fargo Business Credit, Inc.	115.20	Temporary Labor	Lincoln Road Improv. Project
4161	06/15/04	Wells Fargo Business Credit, Inc.	2,295.36	Temporary Labor	Lincoln Road Improv. Project
4174	06/23/04	Wells Fargo Business Credit, Inc.	1,566.72	Temporary Labor	Lincoln Road Improv. Project
4211	07/13/04	Wells Fargo Business Credit, Inc.	1,563.84	Temporary Labor	Lincoln Road Improv. Project
			59,137.07		
3761	10/14/03	City of Miami Beach	140.00	Reimb. CMB for Mobile Storage Group	Lincoln Road Improv. Project
3784	11/06/03	City of Miami Beach	140.00	Reimb. CMB for Mobile Storage Group	Lincoln Road Improv. Project
3960	03/11/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
3980	03/22/04	City of Miami Beach	650.00	Reimb. CMB for Mobile Storage Group	Lincoln Road Improv. Project
4028	04/13/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4029	04/13/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4070	04/30/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4162	06/15/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4224	07/16/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4248	07/30/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
			1,910.00		
3981	03/22/04	City of Miami Beach	19.37	Reimb. CMB for Clerk of Court	Lincoln Road Improv. Project
3990	03/22/04	City of Miami Beach	50,775.00	Reimb. CMB for The Veazy Group, Inc.	Lincoln Road Improv. Project
3991	03/22/04	City of Miami Beach	43,392.78	Reimb. CMB for Branching Out, Inc.	Lincoln Road Improv. Project
4175	06/23/04	Legacy Pools of South Florida, Inc.	43,550.00	Fountain Upgrades	Lincoln Road Improv. Project
4217	07/16/04	Branching Out, Inc.	25,867.22	Light Poles Installation	Lincoln Road Improv. Project
			163,604.37		
		TOTAL LINCOLN ROAD IMPROVE. PROJECT	**433,435.78**		
3748	10/06/03	F & L Construction	15,950.00	Co-Payment w/CMB (Humidifiers)	Bass Museum
3751	10/07/03	City of Miami Beach	31,770.00	Transfer to CMB (Art in Public Places)	Bass Museum
3794	11/14/03	The Gordian Group, Inc.	7,561.32	Contracting Services - Humidifiers	Bass Museum
3897	01/30/04	F & L Construction	68,986.36	Co-Payment w/CMB (Humidifiers)	Bass Museum
4003	03/26/04	The Gordian Group, Inc.	175.69	Contracting Services - Humidifiers	Bass Museum
4205	07/13/04	Fortress-Miami Corp	16,510.00	Storage Charges	Bass Museum
			140,953.37		
		TOTAL BASS MUSEUM PROJECT	**140,953.37**		
3767	10/17/03	Squire, Sanders & Dempsey, LLP	4,872.06	Legal Fees	New World Symphony
3971	03/16/04	Squire, Sanders & Dempsey, LLP	1,446.17	Legal Fees	New World Symphony

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through July 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4051	04/26/04	Squire, Sanders & Dempsey, LLP	2,449.75	Legal Fees	New World Symphony
4110	05/26/04	Squire, Sanders & Dempsey, LLP	2,418.93	Legal Fees	New World Symphony
			11,186.91		
		TOTAL NEW WORLD SYMPHONY	**11,186.91**		
4128	06/03/04	City of Miami Beach	4,909.30	CMB Construction Mgmt.	Conv. Ctr. Storm Water Impr
4185	06/30/04	City of Miami Beach	4,079.08	Reimb CMB: Hazen & Sawyer	Conv. Ctr. Storm Water Impr
4186	06/30/04	City of Miami Beach	3,744.58	Reimb CMB: Hazen & Sawyer	Conv. Ctr. Storm Water Impr
			12,732.96		
		TOTAL CONV. CTR. STORM WATER IMPROV	**12,732.96**		
3927	02/23/04	City of Miami Beach	19,650.00	CMB Construction Management	Washington Ave. Streetscape
4193	06/30/04	Ric-Man International, Inc.	492,730.21	ROW Infrastructure Improvements	Washington Ave. Streetscape
			512,380.21		
		TOTAL WASHINGTON AVE. STREETSCAPE	**512,380.21**		
4102	05/20/04	A.M. Stern Architects	81,802.19	Professional Architectual Services	Rotunda
4127	06/03/04	Edward Lewis Architects	4,320.00	Professional Architectual Services	Rotunda
			86,122.19		
		TOTAL ROTUNDA	**86,122.19**		
3927	02/23/04	City of Miami Beach	4,721.00	CMB Construction Management	Flamingo
			4,721.00		
		TOTAL FLAMINGO BID C	**4,721.00**		
3927	02/23/04	City of Miami Beach	16,389.00	CMB Construction Management	R.O.W.
3983	03/22/04	City of Miami Beach	15,014.25	Reimb. CMB for Hazen & Sawyer	R.O.W.
4014	04/07/04	City of Miami Beach	3,665.23	Reimb. CMB for Hazen & Sawyer	R.O.W.
			35,068.48		
		TOTAL R.O.W. - CONV. CENTER STSCPE	**35,068.48**		
		REPORT TOTAL	**$ 37,270,531.31**		

ATTACHMENT "A"

SUMMARY OF MAJOR PROJECTS

REDEVELOPMENT PROJECTS (Planned and/or Underway)

City Center Projects:

Project	Status - as of 7/31/04
Beachwalk Project	An at-grade, landscaped pedestrian beachwalk, connecting 21st Street to Lummus Park, designed and engineered by Coastal Systems International. The Project was permitted by the State of Florida in March, 1998. The Project was contested by a property owner and was stalled for almost 5 years in court. In November, 2001, the City received a Partial Notice to Proceed from the State of Florida as a result of a favorable finding for City by the courts. The full permit was issued in April 2002. Plans and bid specifications for the Beachwalk as well as the street-end improvements for 17th and 18th Street street-ends, which are part of the Beachwalk, have been updated and completed by the Architect. The Project was put out to bid during the last week of August 2002. Proposals were received during the last week of October. On November 13, 2002, the RDA awarded a contract to R. L. Saum Construction Co. to proceed with the project and appropriated $3.7 million. Construction began during mid-March 2003 and is being phased as to mitigate adverse impact to area hotels and businesses fronting the beach. The project is anticipated to be substantially complete in July/August 2004. **Total Project Cost:** $4.5 Million **Total CRA participation:** $4.5 Million - Construction
17th & 18th Street-end Project	The current layout of the 17th and 18th Street street-ends poses severe limitations for traffic circulation and parking, especially as it relates to the operations of the Delano and Ritz Plaza Hotels. Coastal Systems contract for the design of the Beachwalk was amended to include the development of conceptual plans and cost estimates for the extension of 17th and 18th Streets, seaward to the ECL. Coastal Systems is recommending extending and reconstructing both street-ends to match the Boardwalk motif. The street-end cul-de-sacs are proposed to be relocated approximately 50 to 70 feet east, respectively, to enhance the conditions of the streets and improve the street-end layout. Extension and reconstruction of the two street-ends will require demolition and reconstruction of the public right-of-way with new curbing, paver block side-walks, asphalt pavement, striping and signage. Construction Drawings and specifications have been updated to reflect FDOT improvements and tie-ins on Collins Avenue. The Street-end Project was originally bid as part of the Beachwalk Project and was to commence during Summer 2004, however due to certain event-related conflicts involving area hotels, the Project will most likely be put off till the next fiscal year and be awarded to a JOC contractor. **Total Project Cost (est):** $750,000 **Total CRA participation:** $750,000 - Construction

Project	Status - as of 7/31/04
Collins Park Cultural Center	Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet. Land acquisition through eminent domain was completed in January 2002 and construction documents for the remaining portions of the Cultural Campus as identified in the Master Plan have been completed. On April 10, 2002, the City awarded the construction contract for the Library to the Tower Group. Construction began in May 2002 and achieved substantial completion in November 2003. A temporary certificate of occupancy (TCO) remains pending subject to the resolution of certain code requirements. Negotiations with Stern Architects failed to reach an agreement for the design of Collins Park. As such, the scope of work for the Park was included in the Request for Qualifications for the Rotunda, which is part of the old library that will be preserved and converted into a public venue for performing arts and public functions. An RFQ process has resulted in the selection MC Harry & Associates to undertake the design process. Contract negotiations were finalized and award of A/E Agreement was approved on July 28, 2004. **Total Project Cost:** $11.6 Million – includes land acquisition, streetscape and surrounding infrastructure improvements. **Total CRA participation:** $8.5 Million.
Colony Theater Project	The City has engaged the State of Florida's Department of Management Services to manage the restoration and renovation of the Colony Theater. Preliminary plans called for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road and restoring it to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design. Construction drawings were completed on April 29, 2002. Due to delays with structural reviews and permitting, the Project start-up was delayed by approximately 6 months, beginning in late November, 2002, and is anticipated to be substantially complete by early 2005. To date, demolition of the main stage house, as well as, non-historic portions of the lobby are completed. Vertical construction on the site of the new stage house is well underway. On March 17, 2004, the RDA had to appropriate an additional $1.6 Million towards the project to compensate for the loss of $500,000 in State grant funds and to address certain unforeseen project costs, which is not untypical of historic renovation projects. **Total Project Cost:** $6.3 Million **Total CRA participation:** $4.5 Million - Construction

Project	Status - as of 7/31/04
New World Symphony	The Administration has successfully negotiated a Lease and Development Agreement with the New World Symphony (NWS) regarding its proposed lease of a portion of the 17th Street Surface Parking Lot to accommodate its Sound Space design concept (the Project). As envisioned, the proposed 50,000 square foot facility will provide state-of-the-art communication and media capabilities with performance, classroom, rehearsal and broadcast space. In addition to providing a world-renowned, state-of-the-art facility, another focal point for the community, and the basis for considering the facility's location on this site, is that it will incorporate giant video screen(s) on one or more facades of the building, allowing the public to view live and recorded broadcasts from around the world. The Master Plan contemplates situating the facility on the west surface lot, just to the north of the exiting NWS Theater on Lincoln Road. On July 30, 2003, the Development Agreement between the City of Miami Beach and the New World Symphony, following a duly noticed public hearing, was approved on first reading. A second and final reading of the Development Agreement was held on September 10, 2003, together with a Resolution approving a Lease Agreement, following a separate public hearing. The NWS engaged world-renowned Architect, Frank Gehry to spearhead the design of the project. Conceptual design alternatives for the proposed project have been submitted for review by the City Manager were subsequently reviewed by the Planning Board on May 25, 2004. On July 28, 2004, the plans will be submitted to the City Commission, to consider the recommendations of the Planning Board and to select one of three proposed alternatives. Separately, but related to the implementation of the 17th Street Master Plan and the realization of NWS' plans, proposals have been received in response to an RFQ for architectural and planning services for the programming and design of the City Hall Expansion Lot parking facility. On February 4, 2004, the City Commission authorized negations to proceed with the firm of Perkins and Will. **Total Project Cost:** Soundspace - Min. $40 million; Parking component - $5 million; Park component - $10 million **Total CRA participation**: TBD
City Center Right-of-Way Improvement Project	The City Center Right of Way (ROW) Infrastructure Improvement Project is a $19 million infrastructure project which includes the restoration and enhancement of right-of-ways/streetscapes throughout City Center, including roadway, sidewalk, curb and gutter, landscape, streetscape irrigation, lighting, potable water, and storm drainage infrastructure as needed. The estimated budget for the project is $19,000,000. The estimated construction budget for the project is approximately $17,000,000 which includes $9,000,000 for streetscape; $7,000,000 for stormwater improvements; and $1,000,000 for water improvements.

Project	Status - as of 7/31/04
City Center Right of Way Improvement Project (con't)	Proposals were received in response to an RFQ for architectural and engineering services for the planning and design of the project. The selection process resulted in awarding negotiations to Chen and Associates. Negotiation sessions have been held and a contract award is scheduled for approval on September 8, 2004. **Total Project Cost:** $19 million **Total CRA participation**: $19 million
Botanical Garden Improvements	The Miami Beach Garden Conservancy has initiated efforts to achieve accreditation of the Botanical Garden through the American Association of Museums. To this end, the Conservancy has been working with the City of Miami Beach and the RDA to define the scope of capital improvements required to achieve this goal. The City identified approximately $1.5 Million from Series 2000 General Obligation Bonds to undertake the improvements, In July, 2003, following an RFQ selection process, EDAW was selected to undertake the planning and design of the facility. The estimated cost to plan the improvements will be approximately $86,000. A first design workshop was held in May 2004 and a second is planned for September 2004. A Final Concept Plan is expected in January 2005. **Total Project Cost:** $1.5 million **Total CRA participation**: None - TBD

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CITY OF MIAMI BEACH
REDEVELOPMENT AGENCY ITEM SUMMARY

Condensed Title:

A Resolution of the Chairman and Members of the Miami Beach Redevelopment Agency ratifying the award of a professional services agreement to Chen and Associates in the not to exceed amount of $2,144,773 to provide urban design, architecture, landscape architecture, engineering, and construction administration services necessary to complete the planning, design, and construction of the City Center Right of Way Improvement Project and appropriating $2,144,773 of this amount from City Center RDA funds.

Issue:

Should the Redevelopment Agency ratify the award of a professional services agreement to Chen and Associates in the not to exceed amount of $2,144,733 to provide urban design, architecture, landscape architecture, engineering, and construction administration services necessary to complete the planning, design, and construction of the City Center ROW Improvement Project and appropriate the required City Center RDA funding for this effort?

Item Summary/Recommendation:

Through the City's Planned Progress Capital Improvements Program, a comprehensive Right-of-Way (ROW) Improvement Project is being undertaken in each of 13 neighborhoods, including the City Center neighborhood. The City currently has a need to obtain the urban design, architecture, landscape architecture, engineering, and construction administration services necessary to complete the planning, construction design, and construction of the City Center ROW Improvement Project. On September 10, 2003, the City Commission authorized the issuance of an RFQ for these services. RFQ No. 68-02/03 was issued on September 18, 2003 with an opening date of October 24, 2003 and seven responses were received. An Evaluation Committee appointed by the City Manager met twice and ranked the firm Chen and Associates as the most qualified firm. On April 14th, the City Commission through Resolution 2004-25551 authorized the Administration to negotiate with the firm of Chen and Associates. Three negotiation sessions were held and agreement reached on a required scope of services (Attachment A) to be provided for a not to exceed fee of $2,144,733 (Attachment B). Project funding in the amount of $2,144,773 is available from the City Center RDA. The total fee is approximately 11.2% of the estimated project construction budget which is appropriate given the complexity of developing optimal designs for some of the City's most prominent and highly-traveled corridors including 17th Street and Convention Center Drive. The Administration recommends ratification of the award and appropriation of the required funding.

Advisory Board Recommendation:

NA

Financial Information:

Source of Funds:

Finance Dept.

	Amount	Account	Approved
1	$2,144,773	City Center RDA TIF	
2			
3			
4			
Total	$2,144,773		

City Clerk's Office Legislative Tracking:

Donald Shockey, Senior Capital Projects Planner

Sign-Offs:

Department Director	Assistant City Manager	City Manager
	CMC	

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AGENDA ITEM 3A

DATE 9-8-04

CITY OF MIAMI BEACH
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov

MIAMI BEACH REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman David Dermer and Members of the Miami Beach Redevelopment Agency

Date: September 8, 2004

From: Jorge M. Gonzalez, Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY RATIFYING THE AWARD OF A PROFESSIONAL SERVICES AGREEMENT TO CHEN AND ASSOCIATES IN THE NOT TO EXCEED AMOUNT OF $2,144,773 TO PROVIDE URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, ENGINEERING, AND CONSTRUCTION ADMINISTRATION SERVICES NECESSARY TO COMPLETE THE PLANNING, DESIGN, AND CONSTRUCTION OF THE CITY CENTER RIGHT OF WAY IMPROVEMENT PROJECT, AND APPROPRIATING $2,144,773 FOR THIS PURPOSE FROM CITY CENTER RDA FUNDS.**

ADMINISTRATIVE RECOMMENDATION:

Adopt the Resolution.

ANALYSIS:

Through the City's Planned Progress Capital Improvements Program, a comprehensive Right-of-Way (ROW) Improvement Project is being undertaken in each of the City's 13 neighborhoods, including the City Center neighborhood, which is bounded by Dade Blvd. and 23rd Street on the north, Alton Road on the west, 16th Street on the South, and Collins Avenue on the east. The City Center neighborhood functions as the urban core of the City and includes many landmark civic and cultural facilities, including the Miami Beach Convention Center, Miami Beach City Hall, the Jackie Gleason Theatre, the New World Symphony and the site of its planned expansion, and the Miami Beach Botanical Garden. The neighborhood includes some of the City's most prominent and highly-traveled corridors including 17th Street and Convention Center Drive, and also encompasses Lincoln Road, the City's most popular retail and restaurant district, and the exclusive historic hotel district on Collins Avenue.

Through the City Center Right of Way Improvement Project, approximately $19 million dollars of comprehensive streetscape, water and, stormwater improvements will be implemented within the neighborhood. The level and design of the improvements will be reflective of the City Center neighborhood's special character and significance.

Improvements contemplated include the following:

- Upgrading of the stormwater drainage collection and disposal system to meet City Stormwater Master Plan recommendations.

- Repair or replacement of existing water mains to meet City Water Master Plan recommendations.

- Street resurfacing and new pavement markings.

- Replacement of sidewalk, curb and gutter.

- Repair, extension, or widening of sidewalks and crossing ramps to provide continuous, ADA-Title III compatible separated pedestrian ways and to enhance overall pedestrian connectivity between key neighborhood destinations.

- Installation of new pedestrian-scale street lighting and/or upgrade of existing lighting to correct deficiencies where needed.

- Installation of street trees and landscaping to enhance the character of the neighborhood and provide visual and pedestrian links between the numerous civic and cultural facilities within the neighborhood.

- Implementation of physical and/or operational improvements to local streets for the purposes of beautification, traffic calming and congestion mitigation.

At this time, the City has a need to obtain the urban design, architecture, landscape architecture, engineering, and construction administration services necessary to complete the planning, design, and construction of the City Center Right of Way Improvement Project. To this end, the City Commission on September 10, 2003 authorized the issuance of RFQ No. 68-02/03 for the required professional services. The RFQ was issued on September 18, 2003 with an opening date of October 24, 2003, and seven responses were received by that date. An Evaluation Committee appointed by the City Manager met twice and ranked the firm Chen and Associates as the most qualified firm.

On April 14, 2004, the City Commission through Resolution 2004-25551 authorized the Administration to negotiate with the firm of Chen and Associates. Three negotiation sessions were held and agreement reached on the required Project scope of services (Attachment A) to be provided for a not to exceed fee of $2,144,773 (Attachment B). This fee is approximately 11.2% of the estimated Project construction budget of approximately $19,000,000, a ratio which is appropriate given the challenge of developing optimal infrastructure designs that are reflective of the special prominence and character of the City Center neighborhood. Project funding in the amount of $2,144,773 is available from the City Center RDA.

Construction Administration services, in the amount of $177,490 for Bid package 9A and $186,695, for Bid package 9B, are included in the negotiated fee. These amounts represent a per month cost of approximately $7,400 for Bid Package 9A and $7,800 for Bid Package 9B for the Construction Administration services provided during an estimated construction period of 24 months for each Bid Package. Chen & Associates has agreed to include two months of additional Construction Administration services at no additional cost to the City if the Project exceeds the estimated schedule of twenty-four (24) months for each Bid Package. At the end of the additional two months, if they are required, Chen and Associates will provide additional services at a not to exceed cost of eighty percent (80%) of the monthly cost of Construction Administration services established in the negotiated fee. This would result in additional services at a not to exceed maximum estimated cost of approximately $12,140 for both Bid Packages per month if the construction schedule were to be delayed on both Bid Packages.

ADMINISTRATION RECOMMENDATION

The Administration recommends ratification of the agreement and appropriation of the required City Center RDA funding so that work on the planning and design of improvements to this highly visible and critically important neighborhood can begin.

JMG:RCM:TH:DPS

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RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY RATIFYING THE AWARD OF A PROFESSIONAL SERVICES AGREEMENT TO CHEN AND ASSOCIATES IN THE NOT TO EXCEED AMOUNT OF $2,144,773 TO PROVIDE URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, ENGINEERING, AND CONSTRUCTION ADMINISTRATION SERVICES NECESSARY TO COMPLETE THE PLANNING, DESIGN, AND CONSTRUCTION OF THE CITY CENTER RIGHT OF WAY IMPROVEMENT PROJECT AND APPROPRIATING $2,144,773 FOR THIS PURPOSE FROM CITY CENTER RDA FUNDS.

WHEREAS, through the City's Planned Progress Capital Improvements Program, a comprehensive Right-of-Way (ROW) Improvement Project is being undertaken in each of the City's 13 neighborhoods, including the City Center neighborhood, which is bounded by Dade Blvd. and 23rd Street on the north, Alton Road on the west, 16th Street on the South, and Collins Avenue on the east and which includes many landmark civic and cultural facilities, including the Miami Beach Convention Center, Miami Beach City Hall, the Jackie Gleason Theatre, the New World Symphony and the site of its planned expansion, and the Miami Beach Botanical Garden; and

WHEREAS, through the City Center Right of Way Improvement Project, approximately $19 million dollars of comprehensive streetscape, water and, stormwater improvements will be implemented within the neighborhood in a manner that is reflective of the City Center neighborhood's special character and significance; and

WHEREAS, the City has a need to obtain the urban design, architecture, landscape architecture, engineering, and construction administration services necessary to complete the planning, design, and construction of the City Center Right of Way Improvement Project;

WHEREAS, to this end, the City Commission on September 10, 2003 authorized the issuance of RFQ No. 68-02/03 for the required professional services; and

WHEREAS, RFQ No. 68-02/03 was issued on September 18, 2003 with an opening date of October 24, 2003, and seven responses were received by that date; and

WHEREAS, an Evaluation Committee appointed by the City Manager met twice and ranked the firm Chen and Associates as the most qualified of the firms which responded to the RFQ; and

WHEREAS, on April 14, 2004, the City Commission through Resolution 2004-25551 authorized the Administration to negotiate with the firm of Chen and Associates; and

WHEREAS, three negotiation sessions were held and agreement reached on the required Project scope of services to be provided for a not to exceed fee of $2,144,733; and

WHEREAS, Project funding in the amount of $2,144,773 is available from the City Center RDA.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairman and Members of the Redevelopment Agency ratify the award of a professional services agreement to Chen and Associates in the not to exceed amount of $2,144,773 for the provision of urban design, architecture, landscape architecture, engineering, and construction administration services necessary to complete the planning, design, and construction of the City Center Right of Way Improvement Project, and further appropriate $2,144,773 in City Center RDA funds for this purpose.

PASSED and **ADOPTED** this ____ day of _____, 2004.

ATTEST:

_____ _____

CITY CLERK **MAYOR**

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APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

Redevelopment Agency General Counsel 8-31-04 Date

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AWARDING A PROFESSIONAL SERVICES AGREEMENT TO CHEN AND ASSOCIATES IN THE NOT TO EXCEED AMOUNT OF $2,144,773 TO PROVIDE URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, ENGINEERING, AND CONSTRUCTION ADMINISTRATION SERVICES NECESSARY TO COMPLETE THE PLANNING, DESIGN, AND CONSTRUCTION OF THE CITY CENTER RIGHT OF WAY IMPROVEMENT PROJECT.

WHEREAS, through the City's Planned Progress Capital Improvements Program, a comprehensive Right-of-Way (ROW) Improvement Project is being undertaken in each of the City's 13 neighborhoods, including the City Center neighborhood, which is bounded by Dade Blvd. and 23rd Street on the north, Alton Road on the west, 16th Street on the South, and Collins Avenue on the east and which includes many landmark civic and cultural facilities, including the Miami Beach Convention Center, Miami Beach City Hall, the Jackie Gleason Theatre, the New World Symphony and the site of its planned expansion, and the Miami Beach Botanical Garden; and

WHEREAS, through the City Center Right of Way Improvement Project, approximately $19 million dollars of comprehensive streetscape, water and, stormwater improvements will be implemented within the neighborhood in a manner that is reflective of the City Center neighborhood's special character and significance; and

WHEREAS, the City has a need to obtain the urban design, architecture, landscape architecture, engineering, and construction administration services necessary to complete the planning, design, and construction of the City Center Right of Way Improvement Project;

WHEREAS, to this end, the City Commission on September 10, 2003 authorized the issuance of RFQ No. 68-02/03 for the required professional services; and

WHEREAS, RFQ No. 68-02/03 was issued on September 18, 2003 with an opening date of October 24, 2003, and seven responses were received by that date; and

WHEREAS, an Evaluation Committee appointed by the City Manager met twice and ranked the firm Chen and Associates as the most qualified of the firms which responded to the RFQ; and

WHEREAS, on April 14, 2004, the City Commission through Resolution 2004-25551 authorized the Administration to negotiate with the firm of Chen and Associates; and

WHEREAS, three negotiation sessions were held and agreement reached on the required Project scope of services to be provided for a not to exceed fee of $2,144,733; and

WHEREAS, Project funding in the amount of $2,144,773 is available from the City Center RDA.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF THE MIAMI BEACH, that the Mayor and City Commission authorize the Administration to execute a professional services agreement with Chen and Associates in the not to exceed amount of $2,144,773 for the provision of urban design, architecture, landscape architecture, engineering, and construction administration services necessary to complete the planning, design, and construction of the City Center Right of Way Improvement Project.

PASSED and **ADOPTED** this ____ day of _____, 2004.

ATTEST:

_____ _____

CITY CLERK **MAYOR**

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APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

City Attorney 8-31-04 Date

ATTACHMENT A

SCHEDULE A
CITY CENTER NEIGHBORHOOD RIGHT OF WAY IMPROVEMENT PROJECT
SCOPE OF A/E CONSULTANT SERVICES

CONSULTANT: Chen and Associates, Inc.

BACKGROUND

The City of Miami Beach (CITY) has developed its multi-million dollar, multi-year "Planned Progress" Capital Improvement Program to rebuild the City's existing roads, infrastructure, utilities, parks and facilities, and to build new capital projects where they are needed. The Program will dramatically improve the quality of life of the City's residents and complement the enormous amount of private reinvestment that has taken place in the City.

As part of the "Planned Progress" Program, comprehensive right of way improvement projects are being undertaken in each of 13 City neighborhoods including the City Center neighborhood. The City Center neighborhood is bounded on the east by Collins Avenue, on the north by 23rd Street and Dade Boulevard, on the west by Alton Road, and on the south by 16th Street. The City Center neighborhood contains the Convention Center, CITY Hall, Lincoln Road, the Collins Avenue hotel district, the Jackie Gleason Theatre, the site of planned expansion of the New World Symphony, the Miami Beach Botanical Garden, and other significant municipal and private developments. The neighborhood also contains portions of the National Register Art Deco Architectural District (Exhibit "B".)

The City Center Neighborhood ROW Improvement Project will encompass comprehensive streetscape, drainage, and water supply improvements. Streetscape improvements appropriate to the high-density, downtown character of the neighborhood will be identified during the Project planning process. Anticipated drainage and water improvements are described in the attached "Stormwater Priority Basin No. 23" (Exhibit "C") and CITY Water Line Replacement Master Plan (Exhibit "D). The primary source of funding for the Project will be the City Center RDA, a tax increment financing district officially created in 1993 by the CITY to fund redevelopment efforts in the district.

The CITY has contracted the services of Hazen and Sawyer, P.C. to function as PROGRAM MANAGER (PROGRAM MANAGER), and act as the CITY's agent with regard to all aspects of this scope of services. Hence, the PROGRAM MANAGER will serve as the focal point of contact with the Architectural / Engineering firm (the CONSULTANT). However, the CITY will retain contractual agreement responsibilities with the CONSULTANT firm.

Due to the large number of projects that will be ongoing concurrently during the Program, the CITY and PROGRAM MANAGER have developed a Program Work Plan (PWP) detailing procedures and policies for the overall ROW Program. This PWP dictates the respective responsibilities and levels of authority for all program team members. Organizational structure flowcharts and team member duties are included to establish a working understanding regarding reporting and communication relationships on the Program. The PWP includes a listing of design and construction phase deliverables from the various A/Es and Contractors, along with proposed CITY and PROGRAM MANAGER duties during the planning, design, bid, award and construction phases of the Program. One copy of the PWP will be given to the CONSULTANT, who agrees to comply with procedures set forth therein.

The CITY plans to / has initiated the planning and/or design of various improvements within the City Center Project Area. Hence, the CONSULTANT shall coordinate its work efforts as necessary with the following, as a minimum:

- MIAMI BEACH BOTANICAL GARDEN
- 17TH ST. SITE DEVELOPMENT (NEW WORLD SYMPHONY PROJECT)
- CITY HALL PARKING GARAGE
- P-LOT DEVELOPMENT
- COLLINS-LINCOLN MEDIAN/STREETSCAPE PROJECT(BID PACKAGE 10D - WASHINGTON AVENUE PROJECT)

It is anticipated that this project shall be prepared and bid / constructed as two separate bid package; as follows:

- Bid Package 9A: City Center ROW Improvements – Historic Districts
- Bid Package 9B: City Center ROW Improvements – Commercial Districts

Reference attached Exhibit "B" for the proposed boundaries of each project area.

SCOPE OF SERVICES

The purpose of the City Center ROW Infrastructure Project is to provide for the restoration and enhancement of streetscapes and infrastructure, consistent with existing available master plans, qualified decisions of applicable CITY Departments and community preferences. The proposed project shall include potable water and storm drainage infrastructure upgrades, and restoration and enhancement of the neighborhood's hardscape, landscape, streetscape, irrigation, and lighting. Sanitary sewer upgrades are not anticipated as part of the Project.

Improvements may include restoration and enhancement to the function and aesthetics of the following:

- Upgrading the stormwater drainage collection and disposal system to meet The CITY Stormwater Master Plan recommendations. This effort shall include all modeling efforts necessary to verify compliance with noted model requirements, and as may be required by the PWD and jurisdictional agencies to achieve a permittable design.

- Replacement of existing water mains to meet The CITY Water Master Plan recommendations. This effort includes pipe replacement designs and requisite jurisdictional permit procurement. However, hydraulic modeling efforts in support of permit applications will be provided by the PWD.

- Street resurfacing and new pavement markings.

- Swale restoration, and/or curb and gutter restoration or upgrades.

- Repair, extension, or widening of sidewalks and crossing ramps to provide continuous, ADA-Title III compatible separated pedestrian ways.

- Installation of new pedestrian-scale street lighting and/or upgrade of existing lighting to correct deficiencies where needed.

- Providing enhanced landscaping, development of additional areas for planting opportunities, and new / enhanced irrigation to support such plantings within the street right-of-way, as consistent with community and CITY staff preferences. This shall include consideration of street furnishings and appurtenances.

- Improving of lighting, landscaping, fencing, and/or parking, where appropriate.

- Physical and/or operational improvements to project streets for the purposes of beautification and pedestrian access.

- When traffic calming is the desired effect, improvements must be able to be permitted in Miami-Dade County and coordinated with the CITY's Public Works Department as well as the Transportation and Concurrency Management Division. Within multi-family areas, streets shall be designed to provide additional, organized, on-street parking to the extent allowed within each geographic areas in consideration of historic or environmental designations and community preference.

The work effort shall require that all existing and proposed aboveground improvements be coordinated with existing and proposed below underground infrastructure improvements, which may include the following tasks:

- Upgrading the drainage collection system

- Repair or replacement of water mains.

- Coordination with other entities, including but not limited to, Florida Power and Light Company, BellSouth, Atlantic Broadband, and others as may exist within the public right of way

- Coordination with Public and Private Developments that are, or will be implementing improvements adjacent to the City Right of Way.

Underground water and drainage infrastructure improvements are generally identified in: the CITY of Miami Beach Comprehensive Stormwater Management Program Master Plan, (March 1997), and the CITY of Miami Beach Water System Master Plan, (November, 1994), and in subsequent amendments to the plans and decisions of the CITY's Public Works Department.

Total estimated construction costs budgeted for this Bid Package approximates $19,000,000, which includes a 10% construction change order contingency that is to be held in reserve by the CITY for construction phase usage. Hence, the CONSULTANT shall be tasked with planning and designing a project to a total target construction budget of $17,000,000. This target

construction budget is funded from the CITY Center RDA and consists of the approximately $9,000,000 for streetscape, $1,000,000 for water, and $7,000,000 for stormwater.

TASK 1 – PLANNING SERVICES

The purpose of this Task is to develop a concept plan that meets the City's functional requirements, incorporates community input, and stays within established schedule and cost parameters. The CITY has previously met with neighborhood representatives to review improvements and has identified certain items that are to be considered. These items were discussed in the previous sections of this scope of services. Please note that descriptions provided therein are not considered all encompassing, but are only intended to provide the CONSULTANT with a starting point from which to base its conceptual plan upon. For this purpose, a series of Community Design Workshops are specified in Task 1.5 to present the CONSULTANTs plan and solicit input from the community. Solicited input shall be reviewed by the CONSULTANT and incorporated, with the CITY approval, into the CONSULTANT's work product. It is anticipated that a total of two Community Design Workshops (CDWs) shall be held per bid package to present the plan and its subsequent revisions to gain the consensus of the community. Based on the results of these CDWs, a draft Basis of Design Report (BODR) shall be developed as noted in Task 1.6. Subsequent interdepartmental and Historic Preservation Board design reviews / presentations and approvals shall be as noted in Task 1.7. A final BODR shall then be prepared summarizing the accepted design concept, budget level cost estimate and implementation schedule as noted in Task 1.8.

In addition, please note that to facilitate the implementation of the CITY's Public Information Program, the CONSULTANT shall provide electronic files of all project documents upon request by the CITY and / or the PROGRAM MANAGER.

Task 1.1 – Project Kick-Off Meeting: The CONSULTANT shall meet with the CITY and PROGRAM MANAGER to review existing planning documents, discuss results of previous scoping sessions held with affected neighborhood representatives, and receive / review copies of available reference documents. In addition, the CITY and PROGRAM MANAGER will present general discussions as to Program procedures, timelines, and budgets. The CONSULTANT shall prepare draft meeting minutes and forward them to PROGRAM MANAGER for review and comments. The CONSULTANT shall finalize and distribute, accordingly. During this meeting, the CONSULTANT shall schedule a reconnaissance visit of the Project site, to be attended by critical CONSULTANT personnel, as well as key CITY and PROGRAM MANAGER staff.

Deliverables: - Attend Project kick-off meeting.

Schedule: - Within 5 working days of Task 1 - Planning Phase Notice-to-Proceed.

Task 1.2 – Project Site Reconnaissance Visit: The CONSULTANT shall attend a Site Reconnaissance Visit. This site visit shall also be attended by applicable the CITY and PROGRAM MANAGER staff. The site visit is intended to facilitate the CONSULTANT's understanding of the project area needs. The CONSULTANT shall prepare draft meeting minutes and forward them to PROGRAM MANAGER for review and comments. The CONSULTANT shall finalize and distribute, accordingly.

Based on the results of the site visit and materials presented at the Kickoff Meeting, the CONSULTANT shall develop reference images for a variety of recommended streetscape treatments that they propose for the CITY consideration. As a minimum, alternative plan view treatments shall be developed for each type of different ROW width encountered within the project area. In addition, individual alternative treatments shall be developed for each similar width ROW that exhibits different characteristics (multi-family, commercial, single family, civic, etc.). Alternative treatments shall illustrate proposed improvements including, as a minimum, parking, sidewalks curbs, gutters, plantings, bulbouts, traffic calming features, lighting enhancements and similar features to allow the CITY a full understanding of proposed improvement alternatives. All such alternative treatments shall also take into account adjacent improvements as applicable. The CONSULTANT is advised that the CITY's previous reference work products may be utilized and these work products may require revisions by the CONSULTANT. In addition, the CONSULTANT shall prepare preliminary "budget" level cost estimates (+30%, -15% as defined by the American Association of Cost Engineers) for each work component / alternative treatment, indicating opinions of probable cost. Estimates shall present costs by category types (i.e. underground utility construction, paving, lighting, landscaping, etc.) and shall be prepared in a Microsoft Excel Spreadsheet format. PROGRAM MANAGER will provide a template for the requisite cost estimate format to the CONSULTANT.

Deliverables: - Attend Site Reconnaissance Project Site Visit

- Develop alternative reference images as noted above

- Develop "budget" level cost estimates

Schedule: - Within 60 working days of completion of Task 1.1 services.

Task 1.3 – Attend "Visioning" Session: After conducting the Site Reconnaissance Project Site Visit, developing alternative treatment / reference images and cost estimates, the CONSULTANT shall attend a "Visioning" session to be scheduled with representatives of the CITY, the CONSULTANT and PROGRAM MANAGER. The purpose of the "Visioning" session shall be to clarify project goals to prepare for Community Design Workshops. Issues to be discussed shall include the proposed project elements (i.e. stormwater, streetscape, landscaping, electrical, etc.) budget and schedule. At this meeting, the CONSULTANT shall present its Project concepts and document input from the various the CITY attendees. In this effort, the CONSULTANT shall make revisions to its proposed / selected treatments as necessary to develop a Recommended Approach as approved by the CITY. This is the approach that will be presented at the Community Design Workshops. The CONSULTANT shall prepare draft meeting minutes and forward them to PROGRAM MANAGER for review and comments. The CONSULTANT shall finalize and distribute, accordingly.

Deliverables: - Attend "Visioning" session with representatives from the CITY and PROGRAM MANAGER.
Revise proposed treatments and develop final materials for a Recommended Approach as approved by the CITY

Schedule - Within 10 working days of Task 1.2 completion.

Task 1.4 – Review Meeting Prior to Community Design Workshops: After conducting the project site visit, developing reference images and cost estimates, attending the Visioning Session, addressing all the CITY comments and developing the Recommended Approach, the CONSULTANT shall meet with applicable CITY and PROGRAM MANAGER staff in a Pre-CDW meeting format to ensure that any and all concerns regarding project scope, schedule and cost parameters are addressed prior to scheduling the first of two Community Design Workshops for each Bid Package. Note that one Pre-CDW will be held prior to each CDW for each Bid Package (total of four). The CONSULTANT and its key Sub-Consultants shall attend all meetings.

Deliverables: - Meet with representatives of the CITY and PROGRAM MANAGER during work performed for Task 1.1 through 1.3.

Schedule: - Through completion of Task 1.1 through 1.3.

Task 1.5 - Community Design Workshops: The intent of Community Design Workshops (CDWs) is to provide the CONSULTANT the opportunity to present the proposed improvements (hardscape, landscape, water and stormwater components) to the community for the purpose of achieving general consensus with residents. To this end, it is anticipated that a total of two CDWs shall be conducted for each of the two Bid Packages being developed under the scope of this contract. The CITY will schedule, find locations for, and notify residents of, all such meetings. The CONSULTANT shall prepare all materials for presentation at the workshop. At a minimum, these shall include presentation materials, "full size" specialty graphics which depict the proposed improvements, a summary of cost estimates, workshop agendas, resident comment cards and requisite copies of each. It is anticipated that the CONSULTANT will utilize a "PowerPoint" type format for its presentation, with support from standalone graphics and handout materials. In addition, the CONSULTANT shall prepare draft meeting minutes and forward them to PROGRAM MANAGER for review and comment. The CONSULTANT shall finalize and distribute the final minutes accordingly. Each workshop is intended to address specific design issues as discussed in the following:

Task 1.5.1 Community Design Workshop No. 1 – This workshop is intended to provide community residents with a review of the proposed project scope and budget. The CONSULTANT shall also present the proposed schedule and create a consensus plan with community concurrence. The CONSULTANT shall prepare full size presentation graphics illustrating existing conditions proposed project components developed under Tasks 1.2 and 1.3. In addition, graphics shall be prepared presenting a summary of probable costs for the various improvements and the workshop agenda. "Budget" level cost estimates shall be +30%, -15% as defined by the American Association of Cost Engineers. Based on this data, the CONSULTANT shall present the plan for proposed improvements to attendees. Applicable CITY and PROGRAM MANAGER staff shall also attend these meetings, and assist the CONSULTANT with responses to resident questions, as they pertain to the CITY related issues. The CONSULTANT shall note reasonable design / concept revision requests from residents for review and incorporation into the proposed plan. Due to the fixed nature of funding on

the various projects within the Program, budget limits must be adhered to. Hence, the CONSULTANT shall be prepared to discuss budgets and the various impacts of resident requested revisions on such, accordingly. The CONSULTANT shall prepare draft meeting minutes and forward them to PROGRAM MANAGER for review and comment. The CONSULTANT shall then finalize and distribute the final minutes, accordingly.

Deliverables: - Prepare materials, attend and conduct Community Design Workshop No. 1

Schedule: - Within 45 working days after completion of Task 1.4

Task 1.5.2 Community Design Workshop No. 2 – The CONSULTANT shall prepare for and attend a second workshop to present community residents with the revised plan of proposed improvements, budget and schedule based on the input received during CDW No. 1. The CONSULTANT shall meet with applicable CITY and PROGRAM MANAGER staff, as noted in Task 1.4 above, to ensure that any and all concerns regarding residents input, project scope, schedule and cost parameters are addressed prior to scheduling the second Community Design Workshop. The CONSULTANT shall prepare full size presentation graphics illustrating the proposed plan of improvements, along with a summary of probable costs for the improvements and the workshop agenda. "Budget" level cost estimates shall be +30%, -15% as defined by the American Association of Cost Engineers. Based on this data, the CONSULTANT shall present the information to attendees. Applicable CITY and PROGRAM MANAGER staff shall also attend these meetings, and assist the CONSULTANT with responses to resident questions. The CONSULTANT shall note that the design concepts presented during this meeting are considered "near final" and it is the CITY's intent to consider only minor design revision requests from residents for review and incorporation into the proposed plan. The CONSULTANT shall prepare draft meeting minutes and forward them to PROGRAM MANAGER for review and comments. The CONSULTANT shall finalize and distribute the final minutes accordingly.

Deliverables: - Prepare materials and attend pre-CDW and CDW No. 2.

Schedule: - Within 60 working days after completion of Task 1.5.1

Task 1.6 – Basis of Design Report (DRAFT): The CONSULTANT shall prepare a draft Basis of Design Report (BODR) presenting the results of the Community Design Workshop(s) and

final consensus / funded design plan. The BODR shall include a summary of findings and exhibit(s) illustrating all proposed improvements under the current phase of the project, inclusive of water, stormwater, streetscape and landscape. In addition, the BODR shall include sufficient detail in plans, sections, notes and key descriptions to facilitate review by the various CITY permitting and planning divisions discussed in Task 1.7.

As a minimum, the draft BODR shall include discussions and graphics illustrating:

- Executive Summary summarizing the contents of the BODR
- A section reviewing the existing conditions to be improved.
- A section reviewing the planning process and development of the final recommended funded improvement plan. This section shall included detailed presentations of all proposed improvements.
- A project implementation plan, inclusive of utility and streetscape construction phasing and traffic control details with a discussion of expected impacts to the affected neighborhood.
- Proposed water -and stormwater improvements. A corridor study may be required if routing is not clearly indicated on existing planning documents, or if proposed routing is determined to be congested with existing improvements.
- A preliminary discussion of existing right-of-way encroachments, including the extent and locations of such.
- A section discussing general concepts which are unfunded items, but were byproducts from the planning process.
- A "budget" level cost estimate prepared in conformance with format provided by PROGRAM MANAGER. Estimates shall be provided for both current (funded) and unfunded improvements. Based upon the CONSULTANT's cost estimate, the CITY will advise the CONSULTANT if portions of the project need to be deleted, phased and/or bid as alternate bid items to satisfy existing fiscal constraints. The CONSULTANT shall revise the BODR to reflect such issues accordingly.

- A schedule for implementing the Project by phases (i.e. design, bid, award, construction) including critical issues and the time period allowed for resolving each issue.

- Discussion regarding permitting authorities having jurisdiction over Project and provide a list of permits typically retained by the Owner and / or Contractor. Unique and / or special permitting requirements shall be identified as well as permitting fees.

- Consultant shall provide a tabulation of quantities of each type of improvement unit item and other information required to allow City to establish life cycle operating and maintenance requirements and costs.

Five copies of the draft BODR shall be provided to the PROGRAM MANAGER for initial review and comments and shall contain the following sections, as a minimum: Executive Summary, Purpose and Scope, Existing Conditions, Funded Improvements and Unfunded Plan, Permitting and Implementation and Cost Estimates.

Deliverables: - Prepare 35 copies of the draft BODR.

Schedule: - Within 35 working days from completion of Community Design Workshop No. 2

Task 1.7 – Review of BODR with the CITY Departments: The CONSULTANT shall meet to receive, present and review the draft BODR with the following CITY Departments / review entities:

- City of Miami Beach Parks and Recreation Department
- City of Miami Beach Police Department
- City of Miami Beach Planning Department
- City of Miami Beach Public Works Department
- City of Miami Beach Fire Department
- City of Miami Beach Parking Department

The CITY will forward copies of the draft BODR to the above noted Departments. Comments shall be solicited and forwarded to the CONSULTANT for review / comment / response / incorporation into the draft BODR document. It is anticipated that the CONSULTANT shall attend a total of up to two meetings with the various Department representatives to review the various Department comments. The CITY and PROGRAM MANAGER will attend the noted review meeting(s) and assist the CONSULTANT, as practicable, in obtaining approvals from noted review agencies by participating in negotiations with such authorities. However, the CONSULTANT retains final responsibility for procuring all necessary approvals, and for implementing required revisions and resubmissions as necessary. The CONSULTANT and its key Sub-Consultants shall attend all meetings as deemed necessary. It is recognized by the CITY and PROGRAM MANAGER that the time period for obtaining approvals from the various review agencies is beyond the control of the CONSULTANT, except for issues concerning the acceptability of the proposed design concepts and the CONSULTANT's ability to respond to review agency comments. Hence, the CONSULTANT shall address and respond to comments received from the various reviews in writing, and implement requested revisions into the draft BODR, as agreed with the CITY and PROGRAM MANAGER, within ten (10) working days of receipt of comments, unless agreed to otherwise with PROGRAM MANAGER.

Upon incorporating the comments received from the various CITY Departments; the CONSULTANT shall revise its draft BODR and then present the full BODR (with requisite graphics and PowerPoint presentation materials) to the Historic Preservation Board. This presentation is intended for informational purposes only, and is not to be confused with the CONSULTANTs responsibilities regarding full / formal Historic Preservation Board presentation requirements discussed under the Design Phase Task.

Deliverables: - Attend BODR review meetings.
- Address comments and revise BODR accordingly.
- Present BODR to HPB

Schedule: - Within 60 working days of draft BODR completion.

Task 1.8 - Final Basis of Design Report: The CONSULTANT shall prepare a final BODR based on comments and revisions implemented during the reviews with the various the CITY Departments / review entities as noted in Task 1.7. This final BODR serves as the basis for development of detailed design documents as discussed in Task 2. It shall also be used as the basis for the CONSULTANT's presentation of the Final BODR to the City Commission for

approval. If the City Commission directs revision to the Final BODR, the CONSULTANT shall prepare an Addendum, in the CITY provided format, for distribution to all Final BODR holders.

Deliverables:	- Prepare 35 copies of a final BODR and Addendum, as necessary.
	- Present the BODR to the City Commission for approval
Schedule:	- Within 20 working days after completion Task 1.7.

Task 1.9 – Additional Review Meetings:

In addition, to all required efforts noted above, the CONSULTANT shall attend and participate in up to five (5) additional meetings with those agencies / committees requesting revisions and / or other meetings requested by the CITY. The CONSULTANT and its key Sub-Consultants shall attend all meetings as deemed necessary.

TASK 2 –DESIGN SERVICES

The purpose of this Task is to establish requirements for the preparation of contract documents for the Project. Note that Task 2.1 requires that the CONSULTANT perform a variety of forensic tasks to verify, to the extent practicable, existing conditions and the accuracy of base maps to be used for development of the contract drawings. Task 2.2 discusses requirements for the preparation of contract documents, inclusive of drawings, specifications and front-end documents. Task 2.3 establishes requirements with regard to constructability and value engineering reviews to be performed by others. Task 2.4 establishes requirements for the preparation of opinions of total probable cost by the CONSULTANT. Task 2.5 specifies requirements for review of contract documents with jurisdictional permitting agencies prior to finalization. Task 2.6 establishes requirements for developing final (100%) contract documents. To facilitate the implementation of a Public Information Program, the CONSULTANT shall provide electronic files of all project documents, as requested by the CITY and/or PROGRAM MANAGER for posting on the program website. The CONSULTANT shall provide the electronic files for the front-end documents, technical specifications, and construction drawings in MS-Word, AutoCAD and Adobe Acrobat file format.

Due to the large number of projects that will be ongoing coincidentally during the Program, the CITY and PROGRAM MANAGER have developed a Design Standards Manual (DSM) detailing procedures, standards and policies regarding design of all Program projects. One copy of the DSM will be given to the CONSULTANT, who agrees to comply with all procedures set forth

therein. The CONSULTANT retains all responsibilities for providing and ensuring compliance of all applicable information / requirements in the DSM to all of its sub-consultants and agents.

Task 2.1 - Field Verification of Existing Conditions: The CONSULTANT shall perform a topographic survey of the existing right of way areas to be impacted by construction activities under the scope of this project. The topographic survey shall meet the minimum requirements noted in the attachment to this scope of services entitled "Minimum Design Features to be Shown on Drawings". In addition, note that the topographic survey shall include sufficient detail to allow for the smooth transition from public right of way to adjacent public / private property in the areas where existing improvements will be refurbished and will require transition to adjacent improvements. The survey shall be performed by a Professional Land Surveyor in the State of Florida and shall meet the minimum technical standards identified in Chapter 61G17-6, FAC. All survey files shall be prepared in AutoCAD Version 2000 format with a layering system as directed by the CITY in the DSM. As a minimum, the survey shall address the following:

- Topographic survey shall consist of establishing a baseline with 100-foot stations, and identify right-of-way monuments and sectionalized land corners. Baseline of survey shall be tied into the right-of-way and sectionalized land monuments. Right-of-way information shall be obtained from available records by the CONSULTANT.

- The CONSULTANT shall set benchmarks at convenient locations along the corridor to be used during both the design and construction phases of the project. As a minimum, permanent benchmarks shall be set at 1,000-foot intervals along the alignment. In addition, the CONSULTANT shall tie-in at least two existing government County monuments to vertical circuit and shall take cross sections at 100-foot intervals along all project corridors. The benchmarks shall be derived from existing government benchmarks and be carried into the proposed system using Second Order, Class II procedures A full listing of benchmark locations shall accompany the survey data.

- Cross section elevations shall define all grade breaks such as intersections, swale, edge of pavement, pavement centerline, curb and gutter, edges of sidewalk, driveway connections, right-of-way line, edge of a 5-foot right-of-way offset, encroachments (both natural and built-in), etc.

- The CONSULTANT shall locate and identify existing surface improvements / topographic features that are visible along the corridor , including but not limited to the following:

    - Existing valve boxes, water / electrical meter boxes, electrical pull boxes, telephone / cable risers, fences, hydrants, etc.
    - Aboveground and underground utilities invert elevations of accessible underground utilities, wood / concrete utility poles, culverts, guardrails, pavement limits, headwalls, endwalls, manholes, vaults, mailboxes, driveways, side streets, trees, landscaping, traffic signage and any other noted improvements. Survey shall identify fence material / height, and driveway construction materials. Landscaping materials with a trunk diameter greater than 6 – inches in diameter shall be identified individually. Materials with smaller diameters shall be illustrated in groupings.
    - Corridors to be surveyed will be as defined in Exhibit "A". Topographic survey / base map shall be prepared in AutoCAD Version 2000 and submitted on recordable Compact Disk with one signed and sealed copy on 22-inch by 34-inch bond paper. Note that all standards from the DSM shall apply to the development of the survey document. In addition, the CONSULTANT shall submit 3 copies of a preliminary Draft Survey for CITY and PROGRAM MANAGER review and comment. The CONSULTANT shall prepare a final survey submittal package based on addressing any / all comments submitted through this review process, to the satisfaction of the CITY. All CAD mapping shall be performed to a scale of 1:1 in the World Coordinate System. Text size shall be 100 Leroy for a final product at 1=20 units.

    - All corridor surveys shall indicate geometry of perimeter private property plats (inclusive of fences, landscaping and driveways) within the specified 5-ft setback.

Upon completion and acceptance of the final survey, the CONSULTANT shall forward same to the following agencies with a request to mark / identify respective utilities on the survey base map. The CONSULTANT shall coordinate this effort with each agency in an effort to identify the location of all existing underground utilities. The CONSULTANT shall incorporate utility owner markups / edits into its survey base map file. The

CONSULTANT shall contact the following entities and request that they each verify locations of their existing improvements in the affected areas:

- Florida Power and Light Company
- BellSouth
- Miami-Dade Water and Sewer Authority
- Charter Communications (Atlantic Broadband)
- Natural Gas provider
- City of Miami Beach Public Works Department
- Others as deemed necessary by the CONSULTANT

The CONSULTANT shall also request information regarding any future proposed improvements by each agency. To facilitate tracking of the progress made in this work effort, the CONSULTANT shall copy the PROGRAM MANAGER on all correspondence with each agency. In addition, the CONSULTANT shall keep a readily accessible and properly labeled / collated file of all correspondence and markups provided to it by the various agencies for reference use by the CITY, PROGRAM MANAGER and/or CONSULTANT, during construction.

Based on the collected data, the CONSULTANT shall develop detailed design base maps for the project. The maps shall include an overall key map and partial plans scaled at 1-inch equals 20 feet or a scale that better suits the project requirements.

It is important to note that the CONSULTANT shall illustrate proposed water and stormwater utility improvements on the base maps, with a subsequent review scheduled with CITY and PROGRAM MANAGER staff to determine locations where additional field verifications, via "Soft-Dig" underground identification services, shall be implemented.

Deliverables: - Perform forensic work as noted to develop final survey maps. Deliver three (3) draft five (5) final signed and sealed surveys to the PROGRAM MANAGER.

Schedule: - Within 80 working days after Task 2 - Design Phase Notice to Proceed.

Task 2.2 – Detailed Design: The CONSULTANT shall prepare all contract documents in compliance with DSM standards.

Technical specifications shall be prepared in conformance with Construction Specifications Institute (CSI) formats. The PROGRAM MANAGER, through the DSM, shall furnish the CONSULTANT with standard CITY specification outlines for Divisions 1, 2, 3 and 15 as noted in the DSM. The CONSULTANT shall refrain from amending FDOT, or other reference standard specifications, for inclusion in the detail design documents. The CONSULTANT shall provide additional sections that the CONSULTANT may require, not already provided through the CITY standards, subject to review and comment by the CITY and/or PROGRAM MANAGER. Any supplier listings required by specifications shall include a minimum of two named supplier's and shall meet all applicable CITY and State of Florida procurement codes. Specifications shall be provided to the CONSULTANT in "Microsoft MS-Word" format. In addition, the CONSULTANT shall use the same software in all project related work. In addition, the CONSULTANT shall utilize base front-end documents provided by the CITY. The CONSULTANT shall edit accordingly to result in a project specific document. Any requirements for Supplementary General Conditions shall be subject to review and acceptance by the CITY.

The CONSULTANT shall attend monthly Design Progress Meetings with CITY and PROGRAM MANAGER staff.

The CONSULTANT shall submit monthly invoice requests for its services, accompanied by a design progress schedule update form as provided by the PROGRAM MANAGER. Invoices shall be prepared in a format as provided by the CITY, through the PROGRAM MANAGER. As a part of this effort, the CONSULTANT shall update and submit the schedule update form.

Should the PROGRAM MANAGER determine that the CONSULTANT has fallen behind schedule; the CONSULTANT shall provide a recovery schedule that shall accelerate work to get back on schedule.

For purposes of this Scope of Services, the following will be considered the minimum effort to be provided by the CONSULTANT for establishing detail design milestone submittals. Note that CITY review procedures, and CONSULTANT responsibilities associated with such, are discussed under Task 2.3:

- The 30% design completion stage milestone shall consist of the completed survey / base map work as identified in Task 2.1 with all proposed improvements identified in approved BODR illustrated in plan view at a scale of 1-inch equals 20 feet. A key map shall also be provided on all sheets that illustrates the relationship between the drawings and their respective location within the project area. A Table of Contents identifying the anticipated technical specifications to be incorporated into the work shall also be submitted.

  It is important to note that as a part of the 30% design completion stage effort, the CONSULTANT shall prepare detailed tabulation of all encroachments within the public right-of-way in the project area. The tabulation shall be presented in a format that identifies those encroachments that exist within the right-of-way and do not require removal in order to construct the project and those encroachments required to be removed in order to implement the project components. This tabulation shall include, at a minimum, description of the encroachment, location (block / lot number or physical address), a description identifying the encroachment, and a justification / reason why the encroachment must be removed (to be provided only for those encroachments required to be removed to implement the project components). The PROGRAM MANAGER will provide the CONSULTANT with an "Excel" spreadsheet template for mandatory use in preparation of the listing. Please note that the CONSULTANT shall be required to submit a "Draft" listing for review and comment, and make subsequent revisions as noted by the CITY, prior to submitting a Final Encroachment listing.

- The 60% design completion stage milestone shall consist of plan and profile views of all proposed improvements, with all applicable sections and construction details. Note that the respective profile for each plan shall be included on the same sheet. In addition, a reduced scale key map shall be provided on each sheet to allow the reviewer a simple means to locate the applicable work. Prior to the preparation of the 60% design completion stage drawings, the

CONSULTANT shall incorporate changes to its design based upon its underground utility verification efforts and review comments received, as noted in Task 2.3 below. In addition, the CONSULTANT shall include draft technical specifications and a draft schedule of prices bid (bid form) identifying the items to be bid by the prospective contractors with the submittal. Also, this submittal shall include the CONSULTANTs "Budget" level opinion of probable cost as defined by the American Association of Cost Engineers with the submittal.

It is anticipated that the CITY will be at or near completion of reviewing the CONSULTANTs Final encroachment listing. When completed, the listing will be returned to the CONSULTANT, who will revise its documents to reflect final CITY direction on the acceptance / rejection of CONSULTANT recommendations regarding the disposition of encroachments on the project. The CONSULTANT shall demonstrate compliance with this requirement at the 90% design completion stage submittal noted below.

- The 90% design completion stage milestone shall consist of a near final construction document set including the front-end documents (general and supplemental conditions), technical specifications and construction drawings for all work proposed to be completed. The CONSULTANT shall include detailed construction sequencing restrictions for the PROGRAM MANAGER's review with this submittal. Prior to the preparation of the 90% design completion stage drawings, the CONSULTANT shall incorporate changes to its design based upon review comments received, as noted in Task 2.3 below In addition, the CONSULTANT shall provide its "Definitive" level opinion of probable cost as defined by the American Association of Cost Engineers with this submittal.

- The 100% design completion stage milestone shall consist of the 90% documents updated to include all constructability and design review comments as may be provided by the CITY, PROGRAM MANAGER and/or jurisdictional review agency. This set of documents will be used by the CONSULTANT to implement City of Miami Beach Building Department Permitting Reviews as noted in the PWP.

Deliverables:

- Furnish fifteen (15) sets each of the 30, 60, 90 and 100 percent design completion stage documents to PROGRAM MANAGER, as applicable (ten full size and five half size for each submittal)

- Prepare and update project invoices and schedule tracking spreadsheets, on a monthly basis.

- Attend monthly design progress meetings with CITY and PROGRAM MANAGER staff.

Schedule:

- Complete 30 percent document submittal within 80 working days after the Task 2 – Design Phase Notice to Proceed.

- Complete 60 percent document submittal within 160 working days after Task 2 - Design Phase Notice to Proceed.

-Complete 90 percent document submittal within 240 working days after Task 2 - Design Phase Notice to Proceed.

-Complete 100 percent document submittal within 300 working days after Task 2 - Design Phase Notice to Proceed.

Task 2.3 – Design / Constructability Review: To verify that the CONSULTANT is in compliance with required BODR, DSM and PWP requirements, the CITY will conduct a series of design submittal reviews on all design project documents, inclusive of cost estimates at the 30, 60 and 90% design completion stage submittals. Note that the 100% design completion stage submittal will be used by the CONSULTANT to permit the project through all internal CITY reviews as noted in the PWP.

The purpose of these reviews shall be to verify that the documents are consistent with the design intent. These documents shall be furnished as bound 8-1/2-inch by 11-inch technical specifications and full-size (22-inch by 34-inch) and half size (11-inch by 17-inch) drawings as noted in the Task 2.2 deliverables. The PROGRAM MANAGER and applicable CITY Departments shall perform reviews on these documents and provide written comments (in "Excel" spreadsheet format) back to the CONSULTANT.

Following receipt of comments by the CONSULTANT, a meeting may be scheduled between the CITY, the CONSULTANT and PROGRAM MANAGER, to discuss the intent and review of the comments. Subsequently, the CONSULTANT shall address how each comment was resolved, to the PROGRAM MANAGER, within 10 working days after the review session and/or receipt of the comments. The responses shall be in the spreadsheet format provided to the CONSULTANT. In addition, the CONSULTANT shall revise its documents to address all review comments accordingly, to the satisfaction of the CITY.

In addition, the PROGRAM MANAGER will perform constructability reviews of the design documents relative to value, construction sequencing and bid format. These reviews shall be based upon 60 and 90 percent design submittals received from the CONSULTANT and shall be conducted concurrently but separately from the 30, 60 and 90 percent design reviews noted above. These constructability review meetings shall be held with the CONSULTANT and the CITY representatives to discuss the CONSULTANT's proposed construction sequencing restrictions, and bid formats, and shall be performed by the PROGRAM MANAGER.

The CONSULTANT shall note that the CITY's / PROGRAM MANAGER's review of the contract documents does not relieve the CONSULTANT from its responsibility to the CITY with regard to the quality and completeness of its contract documents.

Deliverables:

- Attend meetings with the CITY and PROGRAM MANAGER staff to review and discuss design constructability and value comments.
- Prepare written responses to comments made during reviews.

Schedule:

- Complete concurrently with 300 working day Design Phase schedule.

Task 2.4 – Cost Opinions: The CONSULTANT shall prepare opinions of probable construction costs for the 60 and 90% design completion stage submittals, as well as the final (100 percent) completion stage submittal. The accuracy of the cost estimate associated with the 60 percent completion stage shall be +30% to –15% "Budget" Level as defined by the American Association of Cost Engineers. The accuracy of the cost estimate associated with the 90 and

100 percent completion stage submittals shall be a +15% to –5% "Definitive" Level Estimates as defined by the American Association of Cost Engineers. All estimates shall be submitted in Microsoft "Excel" format in accordance with the template supplied by PROGRAM MANAGER. All estimates shall be furnished bound in 8-1/2-inch by 11-inch size. Based upon the CONSULTANT's cost estimate, the CITY will advise the CONSULTANT if portions of the project need to be deleted, phased and/or bid as alternate bid items to satisfy existing fiscal constraints. In this effort, the CONSULTANT may be required to attend a series of meetings and develop alternative cost savings options for CITY consideration, if the estimates show that the projected project cost will exceed the target budget. The CONSULTANT shall revise the contract documents to reflect necessary revisions to meet budget parameters at no additional cost accordingly.

Deliverables:

- Furnish fifteen (15) sets of 60, 90 and 100 percent completion stage cost estimates to PROGRAM MANAGER concurrently with the design submittals noted in Task 2.2.

- Attend meetings with the CITY and PROGRAM MANAGER staff to review and discuss cost estimates. This Task includes development of any required cost savings alternatives, and implementation / revision of documents to address such items, as necessary to meet established budget parameters.

Schedule:

- Complete concurrently with 300 working day Design Phase schedule.

Task 2.5 – Community Design Review Meetings

The CONSULTANT shall attend and participate in Community Design Review Meetings (CDRMs) to review the design progress and concept at different progress levels during the design. The CITY will schedule, find locations for, and notify residents of all such meetings. The CONSULTANT shall prepare draft meeting minutes and forward them to PROGRAM MANAGER, who shall review, provide comments and distribute, accordingly. The CONSULTANT shall prepare for, attend and present its documents at up to two (2) CDRMs per Bid Package. Meetings shall be scheduled at the 60% and 90% design completion stages. Note that presentation format shall consist of a brief Power Point presentation to review Project

status, plus review of actual full size plans for each project. The CONSULTANT shall provide sufficient staff at the meeting to address concerns by residents at multiple plan stations. It is anticipated that the CONSULTANT will attend one Pre-CDRM meeting with CITY and PROGRAM MANAGER staffs to review the proposed format of the presentation for each planned CDRM.

Task 2.6 - Document Revisions: Based upon the input provided by the residents at the CDRM, the CONSULTANT shall incorporate necessary contract document revisions, as approved by the CITY.

Task 2.7 – Permitting Reviews: The CONSULTANT shall prepare applications and such documents and design data as may be required to procure approvals from all such governmental authorities that have jurisdiction over the Project(s). The CITY will pay all permit fees. The CONSULTANT shall participate in meetings, submissions, resubmissions and negotiations with such authorities. The CONSULTANT shall respond to comments by such authorities within ten working days of receipt of comments unless a different time is agreed to by PROGRAM MANAGER. It is the intent of this scope of services that the CONSULTANT be the responsible party for formally transmitting and receiving permits to and from the respective jurisdictional authorities. However, since the PROGRAM MANAGER is to track and monitor progress on the preparation and review of permits and subsequent requests for information, the CONSULTANT shall copy the PROGRAM MANAGER on all permit related correspondence. This includes CONSULTANT generated minutes from meetings held with related parties. The PROGRAM MANAGER will forward copies of such documents to the CITY as appropriate. It is recognized by CITY that the time period required for obtaining permits is beyond the control of the CONSULTANT, except with regard to issues concerning the permittability of the proposed design and the CONSULTANT's ability to respond to permitting agency requests for information in a timely manner. At the time of scope preparation, the following governmental authorities that have or may have jurisdiction over Project have been identified:

- United States Environmental Protection Agency
- U.S. Army Corps of Engineers
- Florida Department of Transportation
- Florida Department of Environmental Protection

- South Florida Water Management District
- Miami-Dade Water and Sewer Authority
- Miami-Dade Department of Public Works
- Miami-Dade Department of Health and Rehabilitative Services
- Miami-Dade Department of Environmental Resource Management
- The City of Miami Beach Building Department
- The City of Miami Beach Planning Department
- The City of Miami Beach Historic Preservation Board
- The City of Miami Beach Public Works Department

Note that the CITY's failure to identify governmental authorities that have jurisdiction over Project at this time does not relieve the CONSULTANT from the responsibility to procure all requisite permits. However, an equitable adjustment to the CONSULTANT's compensation may be negotiated if deemed appropriate by the CITY.

Deliverables:
- Correspond with noted jurisdictional authorities to establish permitting requirements.
- Revise documents and respond to permitting inquiries as required.
- Attend meetings with the CITY, PROGRAM MANAGER and/or permitting agency staff as required to review, discuss and finalize permit procurement

Schedule:
- Complete concurrently with 300 working day Design Phase schedule.

Task 2.8 – The CONSULTANTs QA/QC of Design Documents: The CONSULTANT shall establish and maintain an in-house Quality Assurance / Quality Control (QA/QC) program designed to verify and ensure the quality, clarity, completeness, constructability and bid ability of its contract documents. To this end, the CONSULTANT shall provide the CITY and PROGRAM

MANAGER with a written narrative detailing its QA/QC program tasks and how it is to be implemented over the course of this project. The CITY and/or PROGRAM MANAGER, at its discretion may require that the CONSULTANT attend meetings to review the status and present results of its QA/QC efforts. Items to be addressed may include, but shall not be limited to, review of specifications by respective technical experts and a "Redi-check" type review of the documents to identify conflicts and inconsistencies between the various project disciplines.

TASK 3 –BIDDING AND AWARD SERVICES

Please note that the Tasks below address the level of service required for a traditional Advertise / Bid / Award process. As an alternative to this traditional bidding process outlined herein, the City may consider implementing the project via the Job Order Contract (JOC) system. If such decision is made, it is understood that the Consultant's hours assigned to traditional bidding tasks would be re-distributed, on a not to exceed basis, to complete tasks related to procurement of the job through the JOC system, including, but not limited to the following:

- Participation at the Joint Scope Meeting
- Assistance in filling out JOC standard forms, including Brief Request for Proposal and Notice to Proceed (Suggested Language Only. City to input forms into system)
- Review of JOC unit cost proposal
- Participation in negotiation meetings with JOC Contractor

Note that all other duties of the CONSULTANT are not affected by the use of the JOC system.

Task 3.1 - Construction Contract Document Review: The CONSULTANT shall assist the CITY in the bidding and award of each construction contract. The PROGRAM MANAGER, through the CITY, shall transmit contract documents prepared by the CONSULTANT to the CITY's Risk Management, Legal and Procurement Departments for verification of appropriate insurance, form and bonding requirements. The CONSULTANT shall assist PROGRAM MANAGER in this effort by providing three copies of each Construction Contract Document and participating in meetings, submissions, resubmissions and discussions with these departments, as necessary. The CONSULTANT shall address and re-submit corrections to any CITY

comments within ten calendar days of receipt of comments unless a different time schedule is agreed to by the PROGRAM MANAGER. The CONSULTANT's compensation has been based upon one meeting with these departments for each bid package.

Task 3.2 - Bid Document Delivery: The CONSULTANT shall provide the PROGRAM MANAGER with reproducible, camera ready, sets of contract documents for each bid package. These documents shall include responses to all comments obtained during permit reviews and shall incorporate all corrections required by the permitting agencies. The CITY Procurement Department shall reproduce documents and handle the advertising, distribution, sale, maintenance of plan holder lists and other aspects of bid document delivery to prospective Bidders.

Task 3.3 - Pre-Bid Conference and Bid Opening: The PROGRAM MANAGER will conduct one pre-bid conference for each bid package. The CONSULTANT shall attend each pre-bid conference and each bid opening for each bid package.

Task 3.4 - Addenda Issuance: The CONSULTANT shall provide, through the PROGRAM MANAGER, timely responses to all inquiries received by the CITY from prospective bidders. These responses shall be prepared as written addenda, with the format for such addenda as provided to the CONSULTANT by PROGRAM MANAGER. These queries and responses shall be documented and a record of each shall be transmitted to the PROGRAM MANAGER on a same day basis. The CONSULTANT shall prepare necessary addenda as requested by PROGRAM MANAGER. The CITY will distribute addenda to all plan holders of record accordingly.

Task 3.5 - Bid Evaluation: Within five calendar days of receipt of bids, the CITY will forward Bids to the CONSULTANT, who in turn shall evaluate bids for completeness, full responsiveness and price, including alternative prices and unit prices, and shall make a formal written recommendation to the CITY regarding the award of the contract. Non-technical bid requirements shall be evaluated by others.

This scope of services includes no allowance for the CONSULTANT's time to assist the CITY in the event of a bid protest. To the proportionate extent the CONSULTANT's services are required in the event of a bid protest, due to a direct action or lack thereof by the CONSULTANT, the CONSULTANT shall participate in such activities at no additional cost to the CITY.

Task 3.6 - Contract Award: The CONSULTANT shall provide eight (8) sets of Construction Contract Documents, inclusive of Addenda, for execution by the CITY and the successful bidder within five calendar days of request by the CITY.

Task 3.7 – As- Bid Contract Documents: After contract award and prior to the preconstruction conference, the CONSULTANT shall prepare As-Bid construction contract documents, which incorporate the following items into the construction contract documents:

- Contractor's bid submittals, including but not limited to, bid proposal, insurance, licenses, etc.
- Amend / modify front-end documents and / or technical specifications to incorporate changes made via contract addenda.
- Revise construction contract drawings to include modifications / revisions incorporated via contract addenda as well as the previously incorporated permit review comments.

The CONSULTANT shall prepare As-Bid construction contract documents and reproduce fifteen (15) sets for distribution to PROGRAM MANAGER within ten (10) calendar days after City Commission approval / contract execution.

The following apply to Task 3.1 through 3.7:

Deliverables-
- Attend and participate in Pre-bid conferences and bid openings.
- Respond to questions from prospective bidders and prepare Addenda for distribution by others.
- Prepare recommendation of award letter

  Provide eight (8) sets of contract documents for contract execution
- Prepare As-Bid contract documents and reproduce fifteen (15) sets and forward to PROGRAM MANAGER.

Schedule: - Upon receipt of Task 3 Bidding and Award Services Notice to Proceed and within 120 working days

TASK 4 –CONSTRUCTION ADMINISTRATION SERVICES

The CONSULTANT shall perform the following tasks related to the construction administration of the Project(s). These tasks shall be performed during the duration of all construction on both Bid Packages. Due to the extensive amount of detailed procedures required to properly manage construction projects, the PROGRAM MANAGER has developed a Construction Management Manual (CMM) for the construction phase of the Infrastructure Improvement Program. This CMM augments the general program guidelines established in the Project Work Plan (PWP), as provided to the CONSULTANT by the PROGRAM MANAGER at the commencement of the Project, and provides uniform procedures and guidelines for managing the interface between the CITY, Contractor, PROGRAM MANAGER and CONSULTANT staffs.

It is anticipated that the construction timeframes for Bid Package 9A will be approximate 24 months and Bid Package 9B will be approximate 24 months. The CONSULTANT's compensation is based upon the administration of separate construction bid packages being implemented on concurrent timelines. However, separate Contractors are assumed.

Task 4.1 – Pre-Construction Conferences: The CONSULTANT shall attend one pre-construction conference for each Project. The PROGRAM MANAGER will prepare and distribute meeting minutes to all attendees and other appropriate parties. At this meeting, it is anticipated that the PROGRAM MANAGER will issue a Limited Notice to Proceed. A final Notice to Proceed shall be issued upon receipt of a final schedule and procurement of all applicable construction permits from the Contractor.

Deliverables: - Attend and participate in one pre-construction conference for each project

Schedule: - As scheduled by PROGRAM MANAGER after receipt of Task 4 Notice to Proceed.

Task 4.2 – Weekly Construction Meetings: The CONSULTANT shall attend weekly construction meetings with the Contractor, PROGRAM MANAGER and applicable CITY representatives on each Project. The purpose of these meetings shall be to review the status of construction progress, shop drawing submittals and contract document clarifications and interpretations. In addition, the Contractor shall furnish a two-week look ahead work schedule to allow for proper coordination of necessary work efforts. These meetings shall also serve as a forum for discussion of construction issues, potential changes / conflicts and any other

applicable matters. The meetings may include site visits to visually observe / address construction related concerns. The site visits shall be separate and distinct from the "Specialty Site Visits" discussed under Task 4.6. The PROGRAM MANAGER will prepare and distribute meeting minutes to all attendees and other appropriate parties.

Deliverables: - Attend and participate in weekly construction progress meetings for each Bid Package

Schedule: - - Weekly throughout the project duration.

Task 4.3 – Requests for Information / Contract Document Clarification (RFIs / CDCs): The PROGRAM MANAGER will receive, log and process all RFIs / CDCs. Whenever an RFI involves the interpretation of design issues or design intent, the PROGRAM MANAGER will forward the RFI to the CONSULTANT, who shall prepare a written response in a timely matter and return it to the PROGRAM MANAGER. In addition, the CONSULTANT may be requested by the PROGRAM MANAGER to prepare and forward CDCs should certain items within the contract documents require clarification.

Deliverables: - - Respond to those RFI's that involve design interpretations and return to PROGRAM MANAGER's office. Issue CDCs as required.

Schedule: - Ongoing throughout project construction duration for both Bid Packages.

Task 4.4 – Requests for Changes to Construction Cost and/or Schedule: The PROGRAM MANAGER will receive, log and evaluate all requests for project cost and/or schedule changes from the Contractor. Such requests may be the result of unforeseen conditions, interferences identified by the Contractor during the routine progress of work, inadvertent omissions (betterment) issues in the contract documents, permitting requirements that arise after the contract award, and/or additional improvements requested by the CITY. Regardless of the source, the PROGRAM MANAGER will evaluate the merit of the request, as well as a cursory review of the potential impact of the change in terms of project cost and schedule. The PROGRAM MANAGER may also review the request with the CONSULTANT, who shall provide a written opinion as to the merit / value, upon request. It is understood that no legal claims assistance or support services are inferred by the work effort noted under this Task.

Deliverables:- - Perform independent review of request for cost increase and/or time extension.

- Coordinate and participate in meetings, as required, with the PROGRAM MANAGER, CITY and Contractor to resolve and/or negotiate the equitable resolution of request. Provide written opinion and / or recommendation upon request.

- Prepare change order documentation in CITY directed format

Schedule: - Ongoing throughout project construction duration for both Bid Packages.

Task 4.5 – Processing of Shop Drawings: The PROGRAM MANAGER will receive, log and distribute shop drawings to the CONSULTANT for its review. The CONSULTANT shall have 14 calendar days from the time of receipt in its office, to review and return shop drawings to the PROGRAM MANAGER's office.

Deliverables:- - Review Shop Drawings and return them to PROGRAM MANAGER's office.

Schedule: - - Ongoing throughout project construction duration.

Task 4.6 – Field Observation Services: The PROGRAM MANAGER will provide field staff to observe the construction of the work. The CONSULTANT shall provide specialty site visits by various design disciplines (civil, mechanical, landscaping, etc...) on an as requested basis. For the purposes of this scope of services, it is assumed that monthly specialty site visits are included. Specialty site visits are assumed to include one or more of the CONSULTANTs Team attendance, as may be requested by the CITY, to review, discuss, resolve field conditions and issues at the job site. Attendance shall be as requested, although a minimum of 24 hour notice will be provided when possible. In cases where conditions require immediate action, the CONSULTANT shall make itself available in the field, as soon as possible, to review / respond to necessary issues.

Deliverables: - Provide monthly specialty site visits for each Bid Package.

Schedule: - Ongoing throughout project construction duration for both Bid Packages.

Task 4.7 – Project Closeout: Upon receiving notice from the PROGRAM MANAGER advising the CONSULTANT that a Project is substantially complete, the CONSULTANT, in conjunction with appropriate CITY and PROGRAM MANAGER staff, shall conduct an overview of the Project. The overview shall include development of a "punch list" of items needing completion or correction prior to consideration of final acceptance. The PROGRAM MANAGER will develop the list with assistance from the CITY and the CONSULTANT. The list shall be forwarded to the Contractor. For the purposes of this Task, please note that substantial completion shall be deemed to be the stage in construction of the Project where the Project can be utilized for the purposes for which it was intended, and where minor items may not be fully completed, but all items that affect the operational integrity and function of the Project are capable of continuous use.

Upon notification from the PROGRAM MANAGER that all remaining "punch list" items have been resolved, the CONSULTANT, in conjunction with appropriate CITY and PROGRAM MANAGER staff, shall perform a final review of the finished Project. Based on successful completion of all outstanding work items by the Contractor, the CONSULTANT shall assist in closing out the construction contract. This shall include a final punch list walk throughs for verification of completion

Deliverables:- Attend field meetings to review substantial and final completion and assist in development of "punch lists".

Schedule: - At the Substantial and Final completion of each project

TASK 5 – ADDITIONAL SERVICES

Task 5.1 – Transportation Study

During the planning phase, the CONSULTANT shall have a study conducted of the existing transportation system within the Project area to incorporate any traffic calming, parking, pedestrian access, or vehicular flow improvements into the proposed right of way improvements. The study shall address the following issues:

- CONSULTANT shall assess the existing parking situation within the project area. The businesses and residences in City Center area rely heavily on on-street parking in addition to several public and private parking facilities. CONSULTANT shall work with neighborhood and city representatives to identify the most palatable times and locations for temporary parking relocation during construction.

- CONSULTANT shall analyze urban transportation operations to ensure the local streets can be improved to operate at optimal levels of service for both vehicles and pedestrians. CONSULTANT shall analyze conditions and suggest mitigation measures to keep traffic flowing in the most efficient way. Maintenance of traffic during construction is also a clear need in the planning process.

- CONSULTANT shall analyze high crash intersection locations using data available from FDOT, Miami-Dade County and City databases. Pedestrian sight distances are known to contribute to unsafe intersections in the study area. Hazardous locations will be identified and appropriate streetscape improvements proposed.

- CONSULTANT shall consider potential traffic calming treatments for Project areas such as 17th Street where high vehicular speeds are observed.

- CONSULTANT shall identify improvements intended to visually and functionally improve pedestrian corridors including specifically 18th Street and 19th Street between Washington and Collins and all connections between the Convention Center/City Hall/Botanical Garden and Lincoln Road.

- A traffic plan for special events is needed to maintain traffic flow within the project area and to ensure a higher level of mobility for transit vehicles and safety for pedestrians and cyclists. CONSULTANT shall quantify these events in a number of categories and develop a plan to address each type in the future in line with the new streetscapes, traffic calming treatments etc.

- CONSULTANT shall evaluate shortcomings in the pedestrian network, and recommend improvements together with priority and funding strategies. CONSULTANT shall ensure that the pedestrian improvements incorporated in this plan will serve the safety and mobility of people on foot in the most efficient way.

Deliverables: - Prepare 15 copies of a report.

- Present the report to the CITY and PROGRAM MANAGER for approval

Schedule: - Within 180 working days after Task 1 Notice to Proceed.

TASK 6 - REIMBURSABLES

Task 6.1 – Reproduction Services: The CONSULTANT shall be reimbursed at the usual and customary rate for reproduction of reports, contract documents and miscellaneous items, as may be requested by the CITY. Unused amounts in this allowance shall be credited back to the CITY at the completion of the project.

Task 6.2 – Travel and Subsistence: The CONSULTANT shall be reimbursed at the United States Internal Revenue Service established rate for travel and subsistence, up to the maximum not-to-exceed amount as noted. Unused amounts in this allowance shall be credited back to the CITY at the completion of the project.

Task 6.3 – Surveying: The CONSULTANT shall arrange for and coordinate the efforts of licensed surveyors to prepare a topographical survey of all CITY public rights-of-way within the project limits to meet the intent of the approved project Scope. This effort shall meet the requirements set forth in Task 2.1. Unused amounts in this allowance shall be credited back to the CITY at the completion of the project.

Task 6.4 - Geotechnical Evaluation: The CONSULTANT shall contract the services of a professionally licensed geotechnical firm to perform boring / test excavations as necessary to ascertain soil conditions, in an effort to identify existing conditions for pipe bedding and stormwater management considerations. The scope of such services shall be subject to review and acceptance by the CITY. Costs shall be limited to a $15,000 not-to-exceed amount. Unused amounts shall be credited back to the CITY at the completion of the project.

Task 6.5 – Underground Utility Verification: The CONSULTANT shall contract the services of an underground utility location service to perform vacuum extraction excavations, in an effort to better identify existing underground conditions where work is to be performed. Actual locations shall be as directed by the CONSULTANT, subject to CITY review and acceptance. Costs shall be limited to a $25,000 not-to-exceed amount. Unused amounts shall be credited back to the CITY at the completion of the project.

Minimum Design Features to Be Shown On Drawings

The CONSULTANT shall note that the following criteria indicate the minimum design standards to be shown on drawings. The CONSULTANT is encouraged to review and recommend changes as it deems necessary, subject to the review and acceptance of the CITY and the PROGRAM MANAGER.

Paving, Grading and Drainage Plans

- Show existing grade / topography, centerline roadway, edge of pavement, back of sidewalk, top of curb, gutter flow line
- Show proposed grade along the centerline of the road at 50 centers, limits of road work, inlets, curb and gutter and sidewalk
- Show limits of demolition / removal
- Show limits of proposed work
- Identify all surface features of all existing and proposed work
- Identify driveway locations
- Identify proposed structures
- Identify linear footage of pipe, pipe invert elevation, diameter and material

Paving, Grading and Drainage Details

- Show proposed cross sections with topographical information at key locations
- Identify the following minimum information on cross sections:
  - Existing utilities
  - Proposed road slope, lane width, sidewalk width and surface features within the right-of-way
  - Road construction details for the sub-base and base and asphalt
  - Proposed utility locations
- Conflict manhole detail
- Manhole details
- Driveway replacement section
- Catch basin details
- Exfiltration trench details
- Drainage pipe trench detail
- Restoration Details – All pipes
  - Roadway
  - Sidewalk
  - Curb and gutter

Water Distribution and Sanitary Sewer Plans

General

- Identify existing utilities
- Show future utilities proposed by others
- Identify trees / landscaping to remain in place

Sanitary Sewer

- Manhole details
- Connection to existing manholes (pre-cast / brick)
- Connection to existing service laterals and mainline
- Show sanitary sewer manhole / flow direction
- Show sanitary sewer (single service)
- Show sanitary sewer (double service)
- Show sanitary sewer pipe diameter, linear feet, material and slope along pipe length
- Show rim and pipe invert elevations on sanitary sewer manholes
- Indicate sanitary sewer (existing / proposed) clean out locations
- Indicate sanitary sewer service invert elevation at the right-of-way for new services

Sanitary Sewer Profiles

- Identify sanitary sewer manhole number, rim elevation, invert elevations of incoming and outgoing pipes
- Show sanitary sewer pipe diameter, linear footage and slope
- Show existing utilities, diameter, type and invert of pipe elevation

Water Distribution System

- Show location of single and double water meter boxes
- Identify fire hydrant assembly
- Identify fitting locations
- Identify limits of restrained joints
- Identify deflection limits
- Identify water sampling points
- Identify dead end blow-offs

- Identify air release valves
- Identify pipe diameter and material
- Stationing

Pressure Pipe Profiles

- Show top of pipe elevation
- Identify location of air release valve at high points
- Identify vertical / horizontal deflection and/or fittings
- Identify minimum cover requirements
- Provide details of major utility crossings
  - Jack and bore
  - Horizontal directional drilling
  - Subaqueous crossing
  - Aerial crossing
  - Culvert crossing

ATTACHMENT B

SCHEDULE B
CITY OF MIAMI BEACH
RIGHT OF WAY INFRASTRUCTURE PROGRAM A-E CONSULTANT
CONSULTANT'S COMPENSATION FEE SCHEDULE
Bid Pacakge 9A

TASK NO.	TASK DESCRIPTION	PRINCIPAL	PROJECT MANAGER	SR. ENGINEER	ENGINEER	JR. ENGINEER	CONSTR. MGR.	CADD OPER.	CLERICAL	TOTAL HOURS	TOTAL COST
1	**PLANNING SERVICES (FY 2004)**										
1.1	PROJECT KICK-OFF MEETING	8	16	16	0	0	0	0	4	44	$5,028
1.2	PROJECT SITE RECONNAISSANCE VISIT	8	16	8	0	0	0	0	0	32	$3,984
1.2.1	DEVELOPMENT OF ALTERNATIVE STREETSCAPE TREATMENTS	20	80	80	0	0	0	40	20	240	$24,300
1.2.2	DEVELOP BUDGET LEVEL COST ESTIMATE ALTERNATIVES	8	24	32	16	0	0	0	4	84	$9,156
1.3	ATTEND "VISIONING" SESSION	12	32	32	12	12	12	0	12	124	$12,876
1.4	REVIEW MEETINGS PRIOR TO COMMUNITY DESIGN	8	20	10	0	0	0	0	2	40	$4,770
1.4.1	REFINE ALTERNATIVES PRIPOR TO DESIGN WORKSHOPS	20	80	80	40	0	0	40	8	268	$27,360
1.5.1	COMMUNITY DESIGN WORKSHOP NO. 1	12	30	30	30	0	0	8	8	118	$12,132
1.5.2	COMMUNITY DESIGN WORKSHOP NO. 2	12	30	30	30	0	0	8	8	118	$12,132
1.5.3	ADDITIONAL 10 MEETINGS WITH ADJACENT PROJECT OWNERS	20	20	0	0	0	0	0	10	50	$5,850
1.6	BASIS OF DESIGN REPORT (DRAFT)	40	80	80	80	80	20	100	100	580	$49,260
1.6.1	DEVELOPMENT OF DRAINAGE MODEL	8	150	200	0	0	0	20	20	398	$42,780
1.6.2	PRELIMINARY DISCUSSIONS WITH PERMITTING AGENCIES	20	40	40	0	0	0	0	0	100	$12,120
1.6.3	ADDITIONAL PLANNING SERVICES (PALM VIEW)	SEE B.P. 9B	SEE B.P. 9B	SEE B.P. 9B	SEE B.P. 9B	SEE B.P. 9B	SEE B.P. 9B	SEE B.P. 9B	SEE B.P. 9B		
1.6.4	ADDDITIONAL PLANNING SERVICES (FLAMINGO)	SEE B.P. 9B	SEE B.P. 9B	SEE B.P. 9B	SEE B.P. 9B	SEE B.P. 9B	SEE B.P. 9B	SEE B.P. 9B	SEE B.P. 9B		
1.7	REVIEW OF BODR W/ CITY DIVISIONS	20	40	40	0	0	0	0	0	100	$12,120
1.8	BASIS OF DESIGN REPORT (FINAL)	20	80	80	80	80	20	20	40	420	$39,240
	TOTAL BODR PHASE									2,716	$273,108
2	**DESIGN SERVICES (FY 2005)**										
2.1	FIELD VERIFICATION OF EXISTING CONDITIONS	40	40	150	150	150	0	0	0	530	$53,352
2.2	DETAILED DESIGN	0	0	380	440	440	0	2,430	270	3,960	$265,918
2.3	DESIGN / CONSTRUCTABILITY REVIEW	240	240	0	0	0	150	0	100	730	$88,920
2.4	COST OPINIONS	40	40	40	100	100	40	0	0	360	$37,066
2.5	COMMUNITY DESIGN REVIEW MEETINGS	10	10	0	0	0	0	0	0	20	$2,808
2.6	DOCUMENT REVISIONS	0	0	10	0	0	0	20	20	50	$3,182
2.7	PERMITTING REVIEWS	20	40	20	0	0	0	0	0	80	$10,358
	TOTAL DESIGN PHASE									5730	$461,604
3	**BIDDING AND AWARD SERVICES (FY 2006)**										
3.1	CONSTRUCTION CONTRACT DOCUMENT REVIEW	8	8	16	16	16	16	0	4	84	$9,072
3.2	BID DOCUMENT DELIVERY	0	4	0	0	0	0	0	4	8	$714
3.3	PRE-BID CONFERENCE	4	4	8	4	4	0	0	4	28	$2,998
3.4	ADDENDA ISSUANCE	4	8	8	8	8	0	0	4	40	$4,218
3.5	BID EVALUATION	4	8	8	8	8	8	0	4	48	$5,153
3.6	CONTRACT AWARD	0	4	0	0	0	0	0	8	12	$909
3.7	AS-BID CONTRACT DOCUMENTS	0	4	0	0	0	0	0	16	20	$1,298
	TOTAL BIDDING PHASE									240	$24,362
4	**CONSTRUCTION ADM. SERVICES (2006-2007)**										
4.1	PRE-CONSTRUCTION CONFERENCE	4	8	8	8	8	8	0	4	48	$5,359
4.2	WEEKLY CONSTRUCTION MEETINGS (24 MONTHS)	52	208	52	0	0	0	0	0	312	$43,168
4.3	REQUESTS FOR INFORMATION / CONTRACT DOCUMENT	50	100	50	50	50	50	0	50	400	$45,726
4.4	REQUESTS FOR CHANGES TO CONSTRUCTION COST AND/OR	25	50	25	25	25	25	0	25	200	$20,838
4.5	PROCESSING OF SHOP DRAWINGS	0	25	50	100	100	0	0	25	300	$28,937
4.6	FIELD OBSERVATION SERVICES	26	52	52	0	0	52	0	0	182	$24,041
4.7	PROJECT CLOSEOUT	8	16	16	16	0	16	0	8	80	$9,422
	TOTAL CONSTRUCTION PHASE									1,522	$177,490
5	**ADDITIONAL SERVICES (2004)**										
5.1	TRANSPORTATION AND TRAFFIC CALMING (2004)	0	80	80	240	0	0	0	50	450	$42,090
	TOTAL ADDITIONAL SERVICES										$42,090
6	**OTHER DIRECT COSTS**										$20,000
6.1	REPRODUCTION SERVICES										$12,000
6.2	MILEAGE										
6.3	SURVEYING (2004 and 2005)										$63,500
6.3.1	BODR - BASELINE AND ELEVATION SURVEY										$71,100
6.3.2	DESIGN - 2D TOPO AVG. 5' PAST R/O/W										$9,600
6.3.3	DESIGN - STREET ADDRESS AND LOT WIDTH INFO. (ROUGH)										$36,000
6.4	GEOTECHNICAL EVALUATION (2005)										$42,000
6.5	UNDERGROUND UTILITY VERIFICATION (120 holes)										$254,200
	TOTAL OTHER DIRECT COSTS										
	TOTAL HOURS	771	1,687	1,731	1,453	1,081	417	2,686	832	10,658	
	TOTAL FEE ESTIMATE										$1,232,854
	Hourly Rates (FY 2004)	$150.00	$120.00	$108.00	$90.00	$72.00	$108.00	$54.00	$45.00		
	Hourly Rates (FY 2005)	$156.00	$124.80	$112.32	$93.60	$74.88	$112.32	$56.16	$46.80		
	Hourly Rates (FY 2006)	$162.24	$129.79	$116.81	$97.34	$77.88	$116.81	$58.41	$48.67		
	Hourly Rates (FY 2007)	$168.73	$134.98	$121.49	$101.24	$80.99	$121.49	$60.74	$50.62		
	Hourly Rates (FY 2008)	$175.48	$140.38	$126.34	$105.29	$84.23	$126.34	$63.17	$52.64		

TASK NO.	TASK DESCRIPTION	PRINCIPAL	PROJECT MANAGER	SR. ENGINEER	ENGINEER	JR. ENGINEER	CONSTR. MGR.	CADD OPR.	CLERICAL	TOTAL HOURS	TOTAL COST
1.1	PROJECT KICK-OFF MEETING	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
1.2	PROJECT SITE RECONNAISSANCE VISIT	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
1.2.1	DEVELOPMENT OF ALTERNATIVE STREETSCAPE	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
1.2.2	DEVELOP BUDGET LEVEL COST ESTIMATE ALTERNATIVES	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
1.3	ATTEND "VISIONING" SESSION	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
1.4	REVIEW MEETINGS PRIOR TO COMMUNITY DESIGN	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
1.4.1	REFINE ALTERNATIVES PRIPOR TO DESIGN WORKSHOPS	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
1.5.1	COMMUNITY DESIGN WORKSHOP NO. 1	12	30	30	30	0	0	8	8	118	$12,132
1.5.2	COMMUNITY DESIGN WORKSHOP NO. 2	12	30	30	30	0	0	8	8	118	$12,132
1.5.3	ADDITIONAL 10 MEETINGS WITH ADJACENT PROJECT	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
1.6	BASIS OF DESIGN REPORT (DRAFT)	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
1.6.1	DEVELOPMENT OF DRAINAGE MODEL	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
1.6.2	PRELIMINARY DISCUSSIONS WITH PERMITTING AGENCIES	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
1.7	REVIEW OF BODR W/ CITY DIVISIONS	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
1.8	BASIS OF DESIGN REPORT (FINAL)	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
	TOTAL BODR PHASE									236	$24,264
2	**DESIGN SERVICES (FY 2006)**										
2.1	FIELD VERIFICATION OF EXISTING CONDITIONS	40	40	150	150	150	0	0	0	530	$55,486
2.2	DETAILED DESIGN	0	0	400	460	460	0	2,530	290	4,140	$289,209
2.3	DESIGN / CONSTRUCTABILITY REVIEW	240	240	0	0	0	150	0	100	730	$92,477
2.4	COST OPINIONS	40	40	40	100	100	40	0	0	360	$38,548
2.5	COMMUNITY DESIGN REVIEW MEETINGS	10	10	0	0	0	0	0	0	20	$2,920
2.6	DOCUMENT REVISIONS	0	0	10	0	0	0	20	20	50	$3,310
2.7	PERMITTING REVIEWS	20	40	20	0	0	0	0	0	80	$10,773
	TOTAL DESIGN PHASE									5910	$492,723
3	**BIDDING AND AWARD SERVICES (FY 2007)**										
3.1	CONSTRUCTION CONTRACT DOCUMENT REVIEW	8	8	16	16	16	16	0	4	84	$9,435
3.2	BID DOCUMENT DELIVERY	0	4	0	0	0	0	0	4	8	$742
3.3	PRE-BID CONFERENCE	4	4	8	4	4	0	0	4	28	$3,118
3.4	ADDENDA ISSUANCE	4	8	8	8	8	0	0	4	40	$4,387
3.5	BID EVALUATION	4	8	8	8	8	8	0	4	48	$5,359
3.6	CONTRACT AWARD	0	4	0	0	0	0	0	8	12	$945
3.7	AS-BID CONTRACT DOCUMENTS	0	4	0	0	0	0	0	16	20	$1,350
	TOTAL BIDDING PHASE									240	$25,336
4	**CONSTRUCTION ADM. SERVICES (2007-2008)**										
4.1	PRE-CONSTRUCTION CONFERENCE	4	8	8	8	8	8	0	4	48	$5,573
4.2	WEEKLY CONSTRUCTION MEETINGS	52	208	52	0	0	0	0	0	312	$44,894
4.3	REQUESTS FOR INFORMATION / CONTRACT DOCUMENT	50	100	50	50	50	50	0	50	400	$47,555
4.4	REQUESTS FOR CHANGES TO CONSTRUCTION COST	25	50	25	25	25	25	0	25	200	$23,777
4.5	PROCESSING OF SHOP DRAWINGS	0	25	50	100	100	0	0	25	300	$30,095
4.6	FIELD OBSERVATION SERVICES	26	52	52	0	0	52	0	0	182	$25,002
4.7	PROJECT CLOSEOUT	8	16	16	16	0	16	0	8	80	$9,799
	TOTAL CONSTRUCTION PHASE									1,522	$186,695
5	**ADDITIONAL SERVICES (2004)**										
5.1	TRANSPORTATION AND TRAFFIC CALMING (2004)	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	SEE B.P. 9A	0	
	TOTAL ADDITIONAL SERVICES										$0
6	**OTHER DIRECT COSTS**										
6.1	REPRODUCTION SERVICES										$20,000
6.2	MILEAGE										$12,000
6.3	SURVEYING (2004 and 2005)										
6.3.1	BODR - BASELINE AND ELEVATION SURVEY										$63,500
6.3.2	DESIGN - 2D TOPO AVG. 5' PAST R/O/W										$48,900
6.3.3	DESIGN - STREET ADDRESS AND LOT WIDTH INFO.										$16,000
6.4	GEOTECHNICAL EVALUATION (2005)										$12,000
6.5	UNDERGROUND UTILITY VERIFICATION (30 holes)										$10,500
	TOTAL OTHER DIRECT COSTS										$182,900
	TOTAL HOURS	559	929	973	1,005	929	365	2,566	582	7,908	
	TOTAL FEE ESTIMATE										$911,919
	Hourly Rates (FY 2004)	$150.00	$120.00	$108.00	$90.00	$72.00	$108.00	$54.00	$45.00		
	Hourly Rates (FY 2005)	$156.00	$124.80	$112.32	$93.60	$74.88	$112.32	$56.16	$46.80		
	Hourly Rates (FY 2006)	$162.24	$129.79	$116.81	$97.34	$77.88	$116.81	$58.41	$48.67		
	Hourly Rates (FY 2007)	$168.73	$134.98	$121.49	$101.24	$80.99	$121.49	$60.74	$50.62		
	Hourly Rates (FY 2008)	$175.48	$140.38	$126.34	$105.29	$84.23	$126.34	$63.17	$52.64		

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CITY OF MIAMI BEACH
REDEVELOPMENT AGENCY SUMMARY

Condensed Title:

A RESOLUTION OF THE CHAIRMAN AND THE MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY APPROPRIATING FUNDS IN AN AMOUNT NOT TO EXCEED $ 54,125 FROM CITY CENTER REDEVELOPMENT AREA TAX INCREMENT FUNDS TO EXECUTE AN AMENDMENT TO THE CITYS AGREEMENT WITH URS, CORPORATION-SOUTHERN FOR PROGRAM MANAGEMENT SERVICES TO PROVIDE ADDITIONAL INSPECTION SERVICES FOR THE COLONY THEATRE CONSTRUCTION PROJECT.

Issue:

Should the Redevelopment Agency appropriate funds in the amount of $54,125 to execute an amendment with URS, Corporation to provide additional inspection services at the Colony Theatre?

Item Summary/Recommendation:

The Colony Theatre Renovation project began as a $1.75 million concept project in early 1999. A series of cultural facilities grants were pieced together during the balance of that year and in October 1999, the City executed a Professional Services Agreement with the State of Florida Department of Management Services (DMS) to provide design, preconstruction, and construction management at risk services. At the current time the project is funded at $6,985,462 which includes 5 amendments valued at $ 5,235,462. It has been determined that the current GMP will not be sufficient to cover all expected costs associated with the construction of the project. Due to several issues that City Staff have identified with the quality of the work by McCartney Construction, The CIP office recommends that the City provide full time inspection oversight for the construction project. The construction of the project is significantly behind the originally scheduled construction completion date of June 2003.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:

Finance Dept.

	Amount	Account	Approved
1	$54,125	RDA City Center	
2			
3			
4			
Total			

City Clerk's Office Legislative Tracking:

Diana Trettin

Sign-Offs:

Department Director	Assistant City Manager	City Manager
FOR TIM HEMSTREET		

AGENDA ITEM 3B

DATE 9-8-04

CITY OF MIAMI BEACH
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov

REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman David Dermer and Members of Miami Beach Redevelopment Agency

Date: September 8, 2004

From: Jorge M. Gonzalez, City Manager

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY APPROPRIATING FUNDS IN AN AMOUNT NOT TO EXCEED $ 54,125 FROM CITY CENTER REDEVELOPMENT AREA TAX INCREMENT FUNDS TO EXECUTE AN AMENDMENT TO THE CITY'S AGREEMENT WITH URS CORPORATION-SOUTHERN FOR PROGRAM MANAGEMENT SERVICES TO PROVIDE ADDITIONAL INSPECTION SERVICES FOR THE COLONY THEATRE CONSTRUCTION PROJECT.**

ADMINISTRATIVE RECOMMENDATION:

Adopt the Resolution.

FUNDING:

Funding is available from the City Center Redevelopment Agency (RDA) Tax Increment Financing (TIF) Funds.

ANALYSIS:

The Colony Theatre Renovation project began as a $1.75 million concept project in early 1999. A series of cultural facilities grants were pieced together during the balance of that year and in October 1999, the City executed a Professional Services Agreement with the State of Florida Department of Management Services (DMS) to provide design, preconstruction, and construction management at risk services. A detailed history of the project was previously provided as a Status Report in September 2003 and appears as Attachment 1 to this memorandum. At the current time the project is funded at $6,985,462 which includes five (5) amendments valued at $5,235,462.

Through its Agreement with the City, DMS provides a practically full service operation and many of the normal duties of the City are fully delegated by agreement to DMS as the City's Agent. The Agreement calls for DMS to hire both the Architect and the Construction Manager/Contractor through its own competitive bid process and the respective agreements with each party are executed and administered by DMS. The City's obligations under its Agreement with DMS are primarily to provide funding and to pay timely upon DMS' approval of proper payment applications.

The DMS Agreement calls for a number of deliverables during the design and pre-construction stages. The deliverables are consistent with a standard construction manager at risk process where a general contractor is brought into the design process at an early stage to work with the Architect of Record in both developing the design documents and in pricing the project. In this project, the Architect of Record hired by DMS is R.J. Heisenbottle Architects ("RJHA") and the Construction Manager/Contractor hired by DMS is McCartney Construction Company ("McCartney"). The total fee paid by the City to the DMS/RJHA/McCartney team for pre-construction services was $313,872, which included the design fee for RJHA, the constructability review by McCartney, and the management fee by DMS.

A gross price for the City's budgeting purposes was provided by the project team in July 2002 of $6,365,000 which served as the basis for the final appropriation by the City. This amount was inclusive of DMS, RJHA, and McCartney's fees, including project contingency. In this project, a formal GMP that is essentially in line with this final budget amount was executed by DMS on behalf of the City in February 2003. It should be noted that contrary to the language above, City staff was not permitted to review the GMP prior to DMS' acceptance and execution of the GMP, despite several requests to do so. The City finally received a copy of the executed GMP in April 2003. McCartney's GMP for construction was $5,568,002.

For reasons of apparent expediency (according to DMS correspondence to the City), DMS authorized construction activities to commence in November 2002, prior to the execution of the GMP document and over the objections of City staff. City staff objections stemmed primarily from the fact that the Construction Documents for the project had not yet been permitted by the Building Department, project specifications were not complete, and a draft GMP had not been provided for the City to consider.

Six (6) Amendments to the original contract have been presented to date. Five (5) of them totaling $5,235,462 have been approved. The following is a breakdown of the Amendments:

- In June 2001, an Amendment was approved in the amount of $2,814,711.
- In September 2002, an Amendment was approved in the amount of $1,750,000.
- In April 2004, an Amendment was approved in the amount of $ 553,409.
- In May 2004, an Amendment was approved in the amount of $30,924.
- In June 2004, an Amendment was approved in the amount of $86,418.

The current GMP is $6,985,462. Based upon the latest Contractor pay application, the construction of the project currently stands at approximately 66% completion. DMS has been paid 100% of their fee up to and including Amendment #6 of which only a portion of the construction has been completed. The remaining time to substantial completion of the project is approximately 6-7 months. Two contract change orders are currently in negotiation totaling $144,768.

Due to several issues, many arising from the submittal of questionable change orders by McCartney Construction, the Administration determined that it was in the City's best interest to provide full time inspection oversight for the construction project. The construction of the project is significantly behind the originally scheduled construction completion date of June 2003. During the inspection services which have been provided during August several issues have been documented which substantiate the reasons for providing the full time inspection. The inspector has documented problems with construction quality, safety issues, remedial work issues with cement pours and tie beam installation, problems with placement of roof vents and drains, and the installation of substandard or damaged equipment. The result of having an observer onsite daily is to ensure that construction progresses in a reasonable timeframe and that the City does not get charged for re-work of rejected construction or the construction of substandard work.

The City's Agreement with DMS provides for inspection services at a frequency of one (1) visit every two (2) weeks. Additionally, the A/E of Record's structural engineer also serves as the threshold inspector pursuant to the Florida Building Code, and conducts regular inspections on structural items. However, neither of these services are frequent enough to meet the City's needs vis-à-vis a contractor that has demonstrated Quality Control problems, as well as a general reluctance to reject non-conforming work of its subcontractors. The City's experience with daily inspections has shown that this type of frequency is necessary to document the course of construction. DMS has also indicated reluctance in increasing the frequency of its field observation/inspection services, as its staff is located in Tampa, Jacksonville and Tallahassee, respectively.

The City entered into an agreement with URS Corporation-Southern (URS) on June 27, 2001 for Program Management Services to manage construction projects for Facilities and Parks. The Colony Theater was not one of the projects included in that agreement. URS has performed inspection services similar to those outlined here for other projects, with a positive result.

In August 2004, the City amended its agreement with URS to have URS perform inspection services at the Colony Theater for a short time period to monitor the work of McCartney. This has resulted in the determination that full time inspection is warranted for the duration of the project to ensure that construction progresses in a timely manner and that the City does not get charged for re-work of rejected workmanship. In order for URS to continue providing these services, additional funding is required.

CONCLUSION:

The Administration recommends that the necessary funding be appropriated to enter into this Amendment.

T:\AGENDA\2004\Sep0804\Regular\Colony theatre Inspection RDA.doc

Attachment 1

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov

COMMISSION MEMORANDUM

To: Mayor Dermer and Members of the Miami Beach Redevelopment Agency

Date: September 10, 2003

From: Jorge M. Gonzalez, City Manager

Subject: **STATUS REPORT ON THE COLONY THEATER RENOVATION PROJECT**

BACKGROUND

The Greater Miami Concert Association, on behalf of the City of Miami Beach, initiated a process to procure grant funding for the renovation and repair of the Colony Theater. With the efforts of the Concert Association, in early 1999, Miami-Dade County Cultural Affairs Department engaged, on a pro-bono basis, the Zeidler Roberts Partnership, Inc., to develop conceptual plans and cost estimates for the expansion and renovation of the Colony Theater. In September 1999, the City was awarded a $775,000 Miami-Dade County Cultural Affairs Grant; but the Plan failed to address many important elements and contained a preliminary cost estimate of $1.5 Million to undertake the Project.

On July 21, 1999, the City Commission authorized the City Administration to apply to the State of Florida, Division Of Cultural Affairs (SOF), for a $500,000 Cultural Facilities Grant. The City pledged $1,000,000 in (2-for-1) matching funds, from the following sources:

Miami-Dade County Cultural Affairs Grant	$775,000
ADA Improvements (Bond Fund 351)	$ 60,000
Cultural Arts Council Loan	$165,000
Total Funding Available:	**$1,000,000**

On October 6, 1999, the Mayor and City Commission adopted Resolution No. 99-23348, authorizing the City to execute a Professional Services Agreement with the State of Florida, Department of Management Services (DMS) for construction management of the Colony Theater. The DMS Program provides construction-management-at-risk and provides municipalities with project management services from the onset of a project, throughout the design phase, bidding process (resulting on a guaranteed maximum price), and culminating with construction oversight and coordination.

On March 6, 2000, DMS authorized R.J. Heisenbottle Architects (RJHA) - the Architect-of-Records, selected through an RFQ process administered by DMS - to proceed with programming and conceptual/advanced schematic design phases for the expansion and renovation of the Colony Theater. The design had to address programmatic requirements, historic preservation scope, ADA and other code-related deficiencies. It should be noted that the design development phase was subject to extensive programming with input received from the operator and users of the Colony Theater, the City's Historic Preservation Office, Property Management and the

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Date 9-10-03

Planning and Zoning Department.

In September 2000, RJHA presented three alternative design concepts to address expansion of backstage areas, ADA requirements and other identified improvements. The alternatives involved:

1. expanding the Colony into and over the alley on the south side of the building,
2. expanding below grade (basement), or
3. expanding to the east by incorporating a portion of the adjacent privately owned property.

Given the extent of the improvements/enhancements identified during this process, RJHA exhausted attempts to design the Colony Theater's renovation within the parameters of the existing footprint of the building. Because the Colony Theater has never been substantially altered from its initial use as a cinema, the addition of a fly-space was considered a vital element to become a true performance theater. The only way to accomplish this was to provide an "addition" to the structure. At the very least, plans called for demolition of the back of the house, which was found to have asbestos and other code and fire violations, and to build a vertical addition, accommodating a fly-space, technical storage and dressing rooms.

On December 15, 2000, RJHA - represented by Richard Heisenbottle, Terry Siegel and Gregory Saldano - presented to a committee comprised by Jorge Gomez, William Cary, and Tom Mooney from the City's Planning Department, Brad Judd from Property Management, Kent Bonde from the Redevelopment Agency, and Eric Fliss from the Colony's Operations Department, a new scheme, calling for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road and returning this fascia to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design. RJHA presented Options "A" and "B" for this scheme, involving different size additions to the facility. Option "A" involved the addition of 7,950 square feet at a hard construction cost estimate of approximately $3.6 Million. Option "B" comprised a 9,520 square foot addition, for a total construction/hard cost of $4.5 Million. According to RJHA, the design could not undergo further value engineering without adversely impacting the scope and purpose of the project. The Administration concurred with this assessment and recommended proceeding with Option "B". According to DMS, the total estimated cost of the project, inclusive of soft costs, would be approximately $4,615,000, significantly exceeding the available budget.

On March 16, 2001, the City was awarded a National Park Service-Save America's Treasures Grant, in the amount of $835,000, of which $700,000 was appropriated for the Colony Theater project.

Total available funding sources at the time comprised the following:

County Cultural Arts Grant/PACT:	$ 775,000	
ADA Improvements (Bond Fund 351)	$ 60,000	– City Match
Florida Dept of State Cultural Facilities Grant - Phase I:	$ 500,000	– 2 for 1 City Match Required
Cultural Arts Council Loan	$ 165,000	– City Match Revised Amount
National Park Service - Save America's Treasures Grant:	$ 700,000	
Total Available Funding:	**$2,200,000**	
Estimated Budget:	**$4,615,000**	
Estimated Shortfall:	**($2,415,000)**	

On May 14, 2001, the Administration presented to the City's Finance and Citywide Project Committee a request for additional funding for the Project, in the amount $1,415,000 from the Miami Beach Redevelopment Agency (RDA). The Committee voted in favor of recommending the appropriation. Based on the Committee's recommendation, the RDA appropriated the funds on June 27, 2001. The remaining $1,000,000 shortfall was expected to be funded from future applications to the SOF- Cultural Facilities Grant Program (Phases II and III).

On July 10, 2001, Design Development Plans received formal approval by the Design Review and Historic Preservation Boards. Design and Construction Documents proceeded with anticipated completion by March, 2002.

In August, 2001, the City applied for a second Cultural Facilities Grant in the amount of $500,000 from the SOF - Division Of Cultural Affairs. The City identified the additional appropriation from the RDA and the National Parks Service Grant, as fulfilling the matching funds requirements. SOF Funds from the second application were appropriated by the State in May, 2002.

The revised funding status at the time comprised the following:

Total Available Funding:	**$2,200,000**	
Estimated Budget:	**$4,615,000**	
Estimated Shortfall:	**($2,415,000)**	
RDA Appropriation on June 27, 2001	$1,415,000	– City Match to the SOF Grant
Florida Dept of State Cultural Facilities Grant – Phase II:	$ 500,000	– 2 for 1 City Match Required
Revised Estimated Shortfall (at the time):	**($ 500,000)**	

A third application in the amount of $500,000 was submitted in August, 2002, which was intended to bridge the projected shortfall. Due to the recent budgetary issues at the State of Florida, the funding process has been delayed. The Project has been ranked favorably and is included in a priority list for the FY2004 application period.

Using RJHA preliminary Design Documents and cost estimates, in October, 2001, following a bidding and selection process administered by DMS, a Contract was awarded to McCartney Construction, for the Construction phase of the Project. At the time, the Contractor reviewed the existing Construction Documentation and submitted a total Construction Budget Amount of $3,100,000.

In January 2002, Florida Power and Light mandated the placement of an 18 sq.ft. transformer vault within the confines of the Colony Theater property, to handle the facility's anticipated electrical load. Since there was virtually no room inside the Colony to place the vault, RJHA presented a proposal to pad mount the vault in the public-right-of way, just north of the 9 ft easement area, on the west side of the Colony. The proposal required the approval of the City's Historic Preservation and Design Review staff as well as a right-of-way easement from the City in order to proceed. The easement was contingent upon certain plans and specifications to be provided by FP&L.

On February 8, 2002, Design and Construction Documents underwent preliminary review by building trade, accessibility/ADA and fire inspectors, which triggered the need to apply for certain regulatory waivers due to hardships encountered in dealing with certain code-related issues, including, but not limited to:

- **Flood plain elevation** - in order to preserve the historically significant interior portions of the building (terrazzo flooring, walls, etc.), a variance application to the City's Flood Variance Board was submitted and approved on April 5, 2002.

- **Wind-load criteria** - the existing elements of the building that do not comply with the technical requirements of the Code required an application for a waiver. The Project was set to go before the Board of Rules and Appeals (BORA) for a waiver on April 25, 2002, however due to changes to the Building Code, jurisdiction over waiving certain technical codes for historic buildings, including but not limited to, the alteration, repair and restoration thereof, was shifted from BORA to the local Building Official. As such, the Colony Theater became the first waiver application to be reviewed by the City's Building Official and Structural Plans Examiner. The wind load requirements in the historic portion of the building, required extensive coordination with the City's Historic Preservation Office to determine the impacts to the project. A mutually acceptable solution was reached in September, 2002.

- **Accessibility** - Waivers were sought from the State of Florida's Historic Preservation Office to avoid a required enlargement of the lobby area to meet accessibility requirements. If implemented, the enlargement would have adversely impacted its historic characteristics and reduce adjacent circulation space needed to comply with NFPA egress requirements. A waiver was also sought from the Florida Building Commission because vertical accessibility is not possible to all levels of the facility. The waivers have been granted, subject to certain conditions involving the provision of handicapped accessible seating with specific sight-line requirements, which have since been addressed in the final Documents.

On March 26, 2002, McCartney Construction presented the design development cost estimates, which exceeded the available construction budget of $3.1 million by $577,140. The most significant line item differences from the budget approved in March 2001 were concrete work, life-safety/fire sprinkler systems, HVAC, Equipment and Finishes. Additional cost overruns not contemplated in the estimate, included certain interior finishes, required for Historic Preservation, including but not limited to, the creation of a free-standing ticket booth in the entrance lobby.

On May 31, 2002, Staff met with the Design Team, McCartney Construction (Contractor) and the State of Florida's Department of Management Services (DMS), to review the 100% construction document cost estimates. The total projected cost of the Project stood at $6,335,000 or $1,720,000 over the Project Budget of $4,615,000. The increase in cost included, but was not limited to, an estimated $405,000 in requested enhancements that were necessary to make the Project operational, including rigging, lighting, new seating, acoustical fabric panels and railings in the auditorium.

On June 2, 2002, the Administration again went before the City's Finance and Citywide Project Committee (Committee) to request the additional funding to bridge the shortfall. The Committee voted in favor of appropriating $1,750,000 towards the Project. The RDA subsequently appropriated the funding at its meeting on July 10, 2002.

At that time, the total funding dedicated towards the Project was as follows:

Source	**Funding**	**% of Total**
City Center RDA TIF funds	$ 3,165,000	50%
ADA Improvements (Bond Fund 351)	60,000	1%
Cultural Arts Council Loan	165,000	3%
Miami-Dade County Cultural Affairs	775,000	12%
National Park Service	700,000	10%
State of Florida – Cultural Facilities Ph I	500,000	08%
State of Florida – Cultural Facilities Ph II	500,000	08%
State of Florida – Cultural Facilities Ph III	500,000	08% (Pending)
Total:	**$6,365,000**	**100%**

On September 18, 2002, the 100% Construction Drawings were re-submitted to the City for final review and approval for permitting. The plans reflected changes and comments requested by the various building trade Plan Reviewers, the Fire Department, Miami-Dade County, and all other applicable local and state regulatory entities.

On November 5, 2002, the Documents received final approval, allowing the Permit to be issued for the Project. Contract administration of the DMS Construction Administration Agreement Project was officially handed over to the Capital Improvements Projects Office.

On February 25, 2003, the Construction Manager contract was amended to reflect a Guaranteed Maximum Price (GMP) of $5,568,002 for construction. The Total Project Cost, including RJHA's and DMS' professional fees, is $6,314,610. The balance of the funding in the amount of $50,390 remains unallocated.

CURRENT PROJECT STATUS

Despite objections from the CIP Office to DMS to release the Project without a completed GMP amount, ground breaking occurred during the first week of December, 2002, with extensive asbestos abatement throughout the structure. DMS communicated to the City its authority to start the construction process, pursuant to the conditions of its Contract with the City. In mid-December demolition of the main stage house and the non-historic elements of the lobby began.

During this process, certain alleged unforeseen conditions have come to light, which in turn have contributed to delays and additional cost requests from the Contractor. Contractor identified conditions include, but are not limited to, weakened/corroded concrete ceiling support beams over the lobby area, additional asbestos material uncovered in the marquis, a determination by the structural engineer that specifications for the structural bracing required extensive modification in order to adequately shore the remaining structure, unanticipated dewatering, and a complete replacement of a corroded plumbing system beneath the building.

Additionally, it should be noted that at the time of the last appropriation (July 10, 2002), many of the line items, particularly for interior furnishings, fixtures and equipment, including certain mechanical and HVAC components, were identified as allowances in the GMP, based on current unit pricing. Since then, as RJHA has developed specifications and drafted details and final designs, many of these items have been priced higher than originally estimated. The CIP office is in the process of performing a cursory review of the Construction Documents to evaluate the extent of the issues affecting the Project Cost.

Collectively, these issues, if not contested by the City, will deplete the Project's Contingency, which represents less than 2.3% of the Project's Budget.

At the request of the CIP Office, DMS and McCartney Construction have been asked to provide a breakdown of McCartney's additional costs for which they have requested additional funds. The estimate, in the amount of $557,769, was submitted on August 12, 2003 and is being evaluated by the CIP Office. This amount also includes RJHA additional services in the amount of $40,000 and an adjustment to DMS' Construction Administration fee of $13,605.

Additionally, in order to operate the theater, phone lines and a genie lift need to be installed. This cost is estimated at $10,000 and is not currently included in the GMP amount.

It should also be noted that certain additional administrative costs associated with this Project have not been included in the original Budget, but need to be factored in now. These include the CIP Project Management fee of 4.8% of the total Project's cost and the Art In Public Places (AIPP) allocation of 1.5% of the new construction cost (AIPP applies only to 40% of the Construction Budget).

Based upon the current information available, the CIP office is not in agreement with DMS that the full amount of additional funds are warranted. CIP is requesting additional information to support DMS' findings before any further action is taken, or an increase to the Project is recommended for Commission/Board consideration. It is still premature to determine what the final recommendation of staff will be. We will provide regular updates as the Project progresses.

As noted above, this Project is officially and legally managed by the Florida Department of Management Services (DMS). Within this structure, both the Project Architect (RJHA) and the Contractor (McCartney) have agreements with DMS and not with the City. However, through DMS' Contract, the City is required to pay each entity upon approval by DMS.

CURRENT COST STATUS

Project Costs to Date as of August 6, 2003	**Budget:**	**Payments To Date:**	**Cost To Complete:**
Construction (Hard) Costs:	$5,568,002	$1,121,995	$4,446,007
Architectural & Engineering (Soft) Costs:	$ 585,272	$ 508,184	$ 77,088
DMS Management:	$ 161,336	$ 101,095	$ 60,241
Total Project Cost:	**$6,314,610**	**$1,731,274**	**$4,583,336**

It should also be noted that even though the Project has been ranked favorably by the Cultural Facilities Committee, the City's Phase III Cultural Facilities funding application to the State of Florida, in the amount of $500,000, was not funded this year due to funding shortfalls at the State level. As such, the City or RDA may have to front these funds until funding is approved, if ever.

PROJECT SCHEDULE

Even though the Project has experienced certain delays due primarily to conditions not uncharacteristic of many historic structures in the City, work has been proceeding at a steady pace. All grade beams and the concession and stage slabs have been poured, electrical under grounding has been completed up to the south west corner of the building, the fire alarm rough-in conduits at the front lobby and under seating areas are underway, clipping and strapping of the Auditorium framing (wind-load related code requirements) is almost complete, and HVAC air return duct fabrication is underway. The current critical path schedule reflects substantial completion of the Project by mid-May, 2004, approximately 6 months behind the original schedule.

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RESOLUTION TO BE SUBMITTED

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CITY OF MIAMI BEACH
REDEVELOPMENT AGENCY ITEM SUMMARY

Condensed Title:

A Resolution of the Chairman and Members of the Miami Beach Redevelopment Agency ratifying Amendment No. 16 in the amount of $223,941, to an existing Agreement between the City of Miami Beach and Camp, Dresser and McKee, Inc (CDM), dated July 21, 1992, to provide Additional Architectural Engineering, and Landscape Architectural Services for the South Pointe Wastewater Booster Pump Station (the Project); and appropriating $223,941, available from the South Pointe Redevelopment Area Tax Increment Funds.

Issue:

Shall the Redevelopment Agency ratify Amendment No. 16, in the amount of $223,941, to an existing Agreement between the City of Miami Beach and Camp, Dresser and McKee, Inc., and appropriate funding in the amount of $223,941, available from the South Pointe RDA Tax Increment Funds?

Item Summary/Recommendation:

On May 10, 2002, the City's Consultant CDM submitted a Preliminary Design Report that included two design alternatives for the proposed booster pump station. Due to site constraints and to lessen the impact on the adjacent residential properties, components vital for the pump station operation, including the FPL vault, generator, fuel storage tanks and other items, were to be located off site at the nearby City owned Lot 15, Block 51. At that time, residents, and City Departments concurred that Option 2 (Attachment 2) was the most feasible, and CDM was authorized to proceed with its design development.

On January 9, 2003, CDM advised the City that they would be unable to serve the site remotely as planned. Consequently, the design team decided to incorporate the FPL vault into the structure. With this change, it became evident that there were significant modifications to the Option 2, originally presented to the Planning Department staff and residents. An updated cost estimate showed an increase from the $6.9 million dollars estimated in the Preliminary Design Report to a range of between $8.5 to $11 million dollars.

CDM was requested to provide documentation to support the cost increase, re-evaluate the building components, and postpone design development until the acceptance of an option that would bring the project closer to the City's original construction budget. In order to significantly reduce the Project cost, will be necessary to re-design the primary components of the originally approved in Option 2.

The Administration has negotiated the fees for Amendment No. 16, and recommends the appropriation of funding in the amount of $223,941, available from the South Pointe Redevelopment Area Tax Increment Funds.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:		Amount	Account	Approved
	1	$223,941.00	South Pointe Redevelopment Area Tax Increment Funds	
Finance Dept.	Total			

City Clerk's Office Legislative Tracking:

Carla Dixon, Ext 6264.

Sign-Offs:

Department Director	Assistant City Manager	City Manager
TH FOR PAM KOMISTREET	RCM	JMG

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AGENDA ITEM 3C

DATE 9-8-04

CITY OF MIAMI BEACH
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
http:\\miamibeachfl.gov

REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Miami Beach Redevelopment Agency

Date: September 8, 2004

FROM: Jorge M. Gonzalez
City Manager

SUBJECT: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY RATYFYING AMENDMENT NO. 16 TO AN EXISTING AGREEMENT BETWEEN THE CITY OF MIAMI BEACH AND CAMP, DRESSER & MCKEE, INC. (CDM), DATED JULY 21, 1992, FOR PROFESSIONAL ENGINEERING SERVICES FOR THE UPGRADE OF SEWER & WATER PUMPING STATIONS AND A NEW PUMPING STATION ON MACARTHUR CAUSEWAY, TO PROVIDE ADDITIONAL ARCHITECTURAL, ENGINEERING AND LANDSCAPE ARCHITECTURAL SERVICES TO RE-DESIGN THE SOUTH POINTE WASTEWATER BOOSTER PUMP STATION PROJECT; AND APPROPRIATING $223,941, AVAILABLE FROM THE FROM SOUTH POINTE REDEVELOPMENT AREA TAX INCREMENT FUNDS.**

ADMINISTRATION RECOMMENDATION:

Adopt the Resolution.

FUNDING:

Funding for this Project, in the amount of $223,941, is available from the South Pointe RDA Fund.

ANALYSIS:

On July 8, 1992, the Mayor and City Commission adopted Resolution 92-20540, authorizing the Mayor and City Clerk to execute an Agreement with the firm of Camp, Dresser and McKee, Inc. (CDM), to provide architectural, engineering services for the upgrade of the sewer and water pumping stations, and to design a new Water Booster Pump Station on the Mac Arthur Causeway.

In the year 2000 Comprehensive Plan prepared by the City's Planning and Zoning Department, it was determined that the existing pump station equipment had exceeded its capacity, surpassed its useful life, was inefficient and presented additional operation and maintenance costs without the construction of a new in-line booster station at South Pointe. The alternative to providing a new South Pointe Wastewater Booster Pump Station would be major structural, mechanical, and electrical upgrades at five (5) existing pump stations downstream of Pump Station (PS) 28B (PS Nos. 1,10,11,28D, and 31). Consequently, the South Pointe Wastewater Booster Pump Station Project was identified as a priority, and the Public Works Department recommended its construction.

On January 31, 2001, the City Commission adopted Resolution No. 2001-24243, approving Amendment No. 9 to its 1992 Agreement with Camp, Dresser, and McKee, Inc., (CDM) to provide Professional Architectural and Engineering Services for the Wastewater Master Booster Pump Station in South Pointe.

Project Limits:
The proposed pump station is to be located on Alton Road and 1st Street. This triangular property is bounded by the rights-of-way of Jefferson Avenue to the east, Alton Road to the West, First Street to the north, and the intersection of Jefferson Avenue and Alton Road at Commerce Street to the south.

Project Scope:
Construction of 2-1500 HP Pumps with a 54-inch diameter force main, by-pass, FPL vault, transformers, control room, emergency generator, fuel storage tanks, HVAC and ventilation system, SCADA controls, architectural treatments, and landscaping.

On May 10, 2002, the City's Consultant, CDM submitted a Preliminary Design Report that included two design alternatives for the proposed booster pump station, Option 1 (Attachment 1) which includes the configuration of all the components on-site arranged within a one story glass and concrete enclosed structure; and Option 2 (Attachment 2) a three-sided glass, one side concrete, two story facility with the pumps housed on the 1st floor, electrical room and generator on the 2nd floor.

Due to site constraints that included the existing 54-inch diameter force main which runs diagonally to the property, and the triangular shaped site, CDM sought to provide vehicular maintenance access, minimize utility relocation, simplify pipe runs, and curtail the size of the structures while maintaining the facility aesthetics. CDM intended to lessen the impact on the adjacent residential properties. The FPL vault, standby generator, fuel storage tanks and other components vital for the pump station were originally to be located off site at the nearby City owned Lot 15 Block 51 located at the intersection of Jefferson and 1st Street. At that time, the Residents, Planning and Public Works Departments concurred that Option 2 was the most feasible and CDM was authorized to proceed with its design development.

On January 9, 2003, CDM reported to the City that concurrent to the preparation of the thirty Percent (30%) construction drawings, the CDM design team decided to incorporate the FPL vault into the structure, as they were advised by the City of the unavailability of a remote site to place this and other components. On January 14, 2003, the City immediately held a meeting with CDM and their consulting architects-Zyscovich Architects, to discuss the changes. During this meeting the City's consultant presented a revised site plan incorporating the FPL vault into the structure. It became evident to the City that there was significant modification to Option 2, and an increase in the building footprint.

The revised structure was taller, larger, and more massive than originally presented to the Planning Department staff and residents, pursuant to the Settlement Agreement conditions. The City directed its consultant to prepare conceptual elevations of the new structure(s) reflecting the new building height, and massing. In addition, to schedule a meeting with the Planning Department staff to review and evaluate those proposed changes prior to any

decision to proceed beyond the thirty percent (30%) design development level, and further presenting the Project to the Design Review Board.

CDM was requested by the City to provide an updated engineer's estimate of probable construction cost. On April 28, 2003, City staff met to discuss the increase from the $6.9 million dollars in the Preliminary Design Report of May, 2002, to a range of between $8.5 to $11 million dollars in the engineer's estimate of probable cost dated April 9, 2003. Due to the significant increase in the cost of the construction, CDM was requested to provide documentation to support the cost increase, re-evaluate the building components, and postpone further design development until the submittal and acceptance of an option that would bring the project closer to the City's original construction budget.

CDM attributed the increase in the project cost to changes prompted primarily by the unavailability of lot 15, Block 51. The pump station components were reconfigured on the triangular site, the FPL sub-station type transformer placed within the building structure versus pad mounted outdoor, relocation of the bypass force main, yard piping and generator, changes in the HVAC design, on site location of the fuel tank, and demolition and disposal of abandoned pile caps from the previous elevated water tank not reflected in the topographic survey.

City staff and CDM explored several options to bring the project closer to its original budget, including:

- The use of 2-1500 HP Pump Versus 3-900 HP Pump option. CDM advised that the City would realize an immediate cost savings in excess of $200,000, by implementing this change. The Public Works Department, after evaluation of operations, maintenance and repair options agreed to the use of the 2-1500 HP Pumps.
- Re-evaluation of the ownership, availability and use of Lot 15, Block 51, in an attempt to offer more flexibility to the design team for the placement of the building components. However, Planning Department staff did not approve of the use of a prefabricated fuel tank and generator modular unit with landscape screening at this prominent site. Staff later agreed to fit the modular unit within the triangular site, with landscape screening. Although the modular unit will add to the already restricted site, significant cost savings will of up to $900,000, will be realized as this reduces the structural requirements of the Option 2 building.

On September 12, 2003, CDM requested additional compensation from the City in the amount of $69,000, for providing supplemental out-of-scope services incurred as a result of the change in the program. Re-design of the structure to add the transformer vault (at the 30% design submittal), reorganization of the site, structural components and piping layout, and coordination during an extended contract term due to delays in the project originally scheduled to be completed in the Fall of 2002. Of this amount, the City has only approved $57,000 included in the Subtask C - Additional Services below.

In order to reduce the project cost by a significant amount, it will be necessary to re -design the layout of the primary components originally approved in Option 2. The majority of the thirty percent (30%) design documents already produced by CDM will be discarded, in order

to accommodate the components on site within a less massive structure, while maintaining the construction budget. During the Amendment No. 16 negotiation process CDM, on the behalf of Zyscovich Architects, requested additional Architectural Services fees in the amount of $96,500. Of this amount, $35,000 was solely associated with the DRB presentation and approval process.

Upon a review of the original Agreement, it was determined that CDM was obligated to present the Project to the DRB until final acceptance, and therefore, the City could not justify this portion of the fees. The parties could not arrive at an agreement with the existing design team for both budgetary as well as time constraints. CDM proposed, and the City agreed to the reorganization of the existing design team resulting in a more acceptable fee for architectural treatments and the DRB presentation. CDM has selected STA Architectural Group for architectural design services on this Project. The original Additional Services fee requested by CDM for the re-design work to the thirty percent (30%) level, including Additional fees for the extended Contract term was $271, 176, the final amount resulting from the negotiations is $223,941as follows:

A. Architectural and Engineering Services

Task A.1	
Subtotal CDM Labor	$ 93,525
Outside Professional Services:	
Architectural	$30,000
Landscaping	$ 2,500
Total Task A (Lump sum)	$126,025

B. Not Used

C. Additional Services – Permitting/Bidding Services

C.1 CDM Services (Upper Limit)	$19,920
Outside Professional Services:	
Architectural (DRB)	$10,000
Landscape (DRB)	$ 1,200
C.2 CDM Services (Upper Limit)	$ 1,785
C.3 CDM Services (Lump Sum)	$57,000
Total Task C (Upper Limit)	$89,905

D. Reimbursables

D.1 Design Services (Lump Sum)	$ 8,011
Total Task D (Lump Sum)	$8,011
Total Amendment No 16 (Not-to-Exceed)	**$223,941**

The Agreement specifies that the completion of the design and advertisement for Bid shall be within ten (10) months of the approval of Amendment No. 16 by the City Commission. The project Advertisement for Bids, construction contract negotiations, and construction are targeted to be completed concurrently with the on-line placement of the Pump Stations Upgrades Project or shortly thereafter.

CDM's responsibilities under Amendment No. 16, (Attachment 3) for the Redesign of the South Pointe Wastewater Booster Pump Station will include, but are not limited to, Design and Production of one hundred percent (100%)Contract Documents, providing all Permitting

related services, DRB application, presentation and acceptance, Bidding Services.

The City has negotiated with CDM, fees for Amendment No. 16 in the amount of $223,941, to provide Additional Architectural, Engineering and Landscape Architectural Services for the re-design of the South Pointe Wastewater Booster Pump Station Project. The Administration recommends the ratification of Amendment No.16 by the Miami Beach Redevelopment Agency, and appropriation of funding in that same amount available from the South Pointe Redevelopment Area Tax Increment Funds.

Attachments
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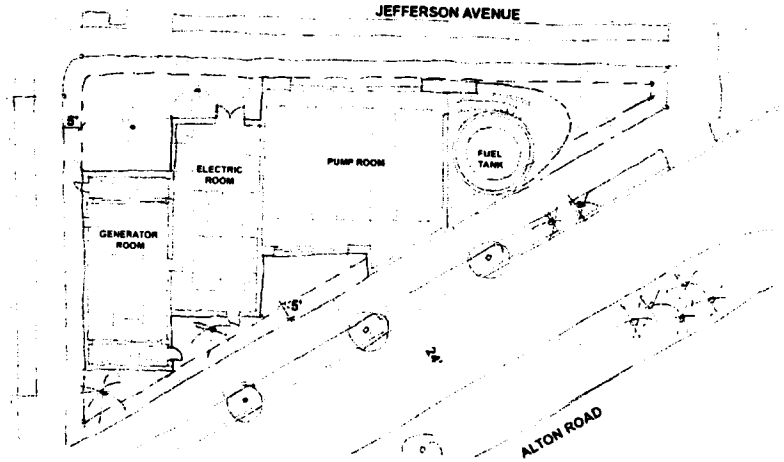
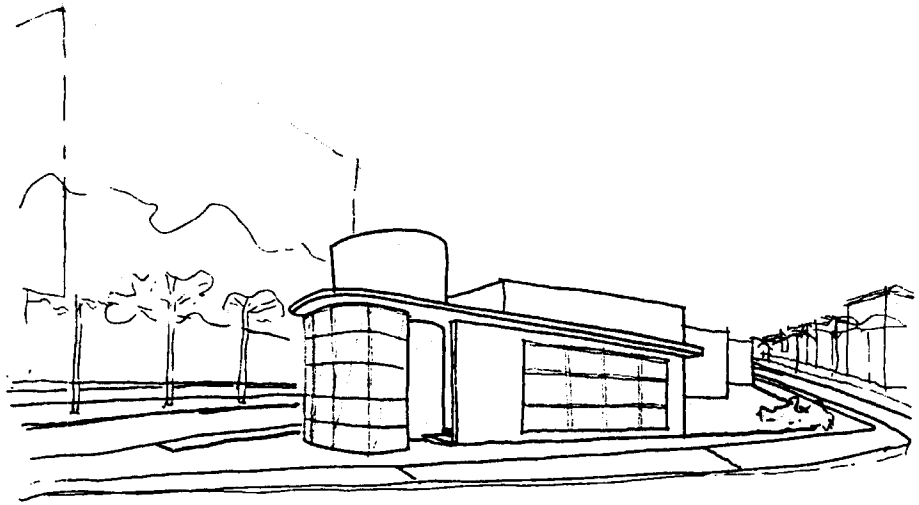
Attachment 1





Ground Floor Plan - Option 1

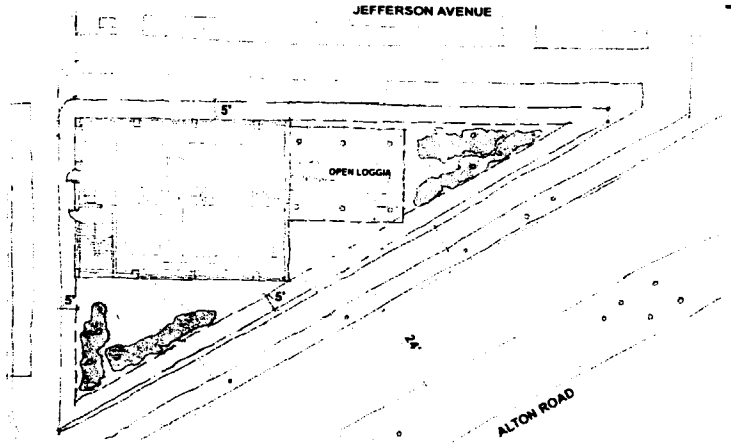
Perspective View

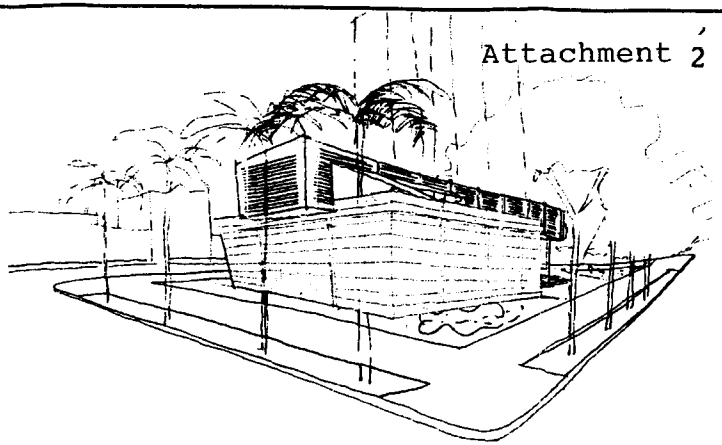
Zyscovich Inc.
100 n. biscayne blvd. # 2700 miami fl 33132
tel 305.372.5222 fax 305.577.4521
registration no. aac001431

South Point Pump Station
Alton Rd. & First Street
Miami Beach, Florida

August 30, 2001
Option 1

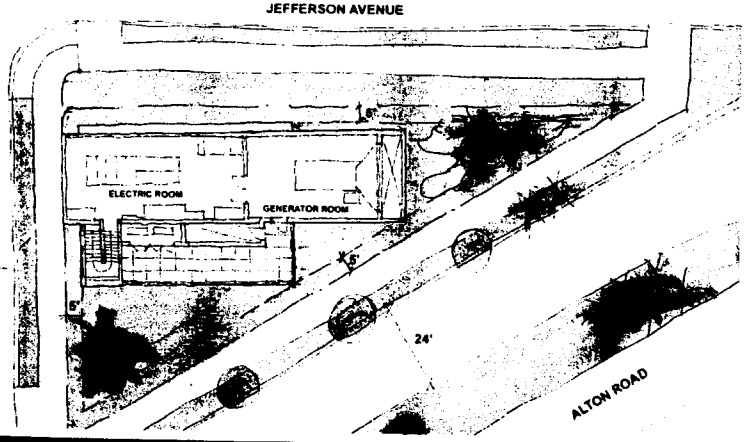
Attachment 2

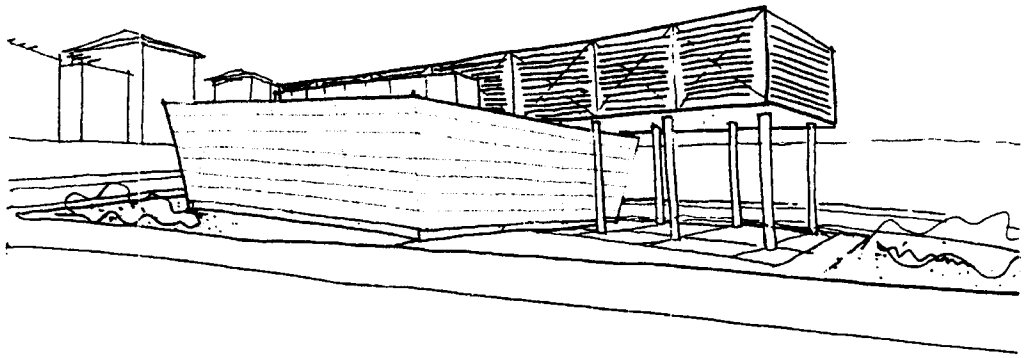




Ground Floor Plan - Option 2

Perspective View





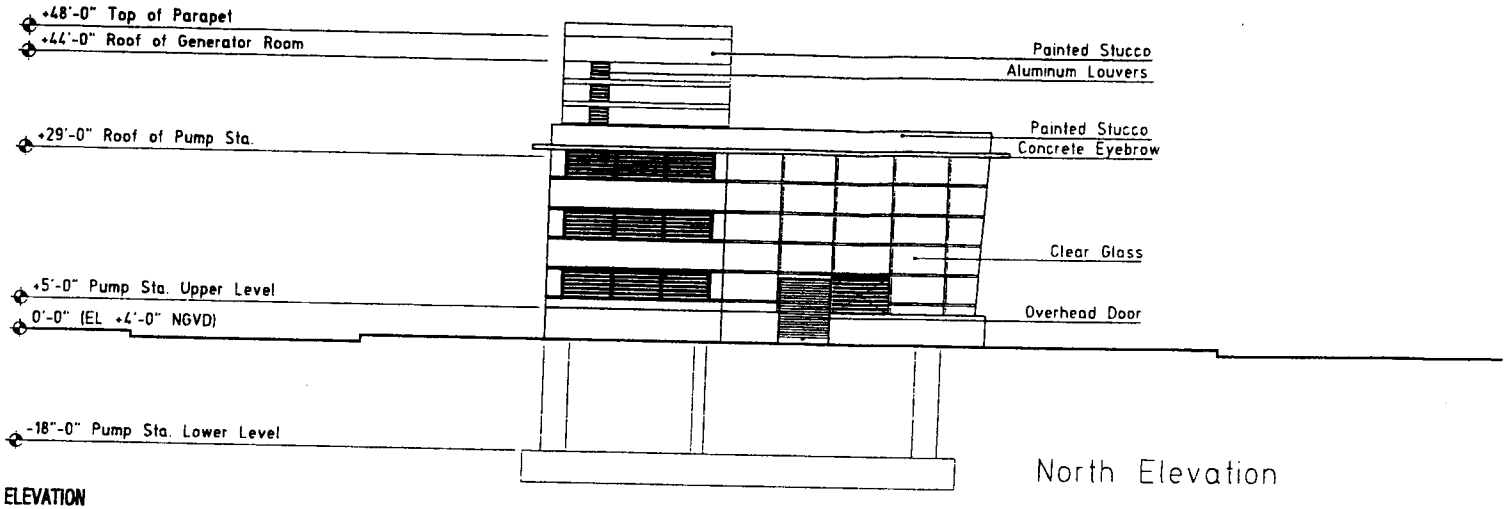
Second Floor Plan - Option 2

Perspective View

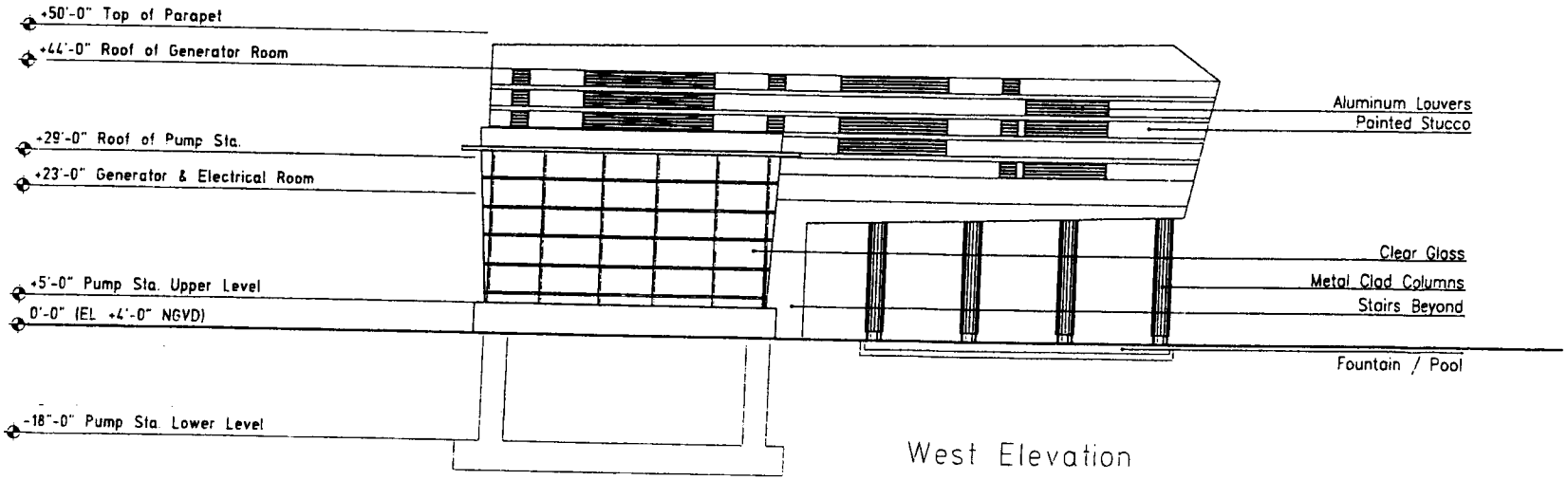
Zyscovich Inc.
100 n. biscayne blvd. # 2700 miami fl
33132
tel 305.372.5222 fax 305.577.4521
registration no. aac001431

South Point Pump Station
Alton Rd. & First Street
Miami Beach, Florida

August 30, 2001
Option 2



A.1 / 200 **NORTH ELEVATION**
1' = 20' - 0"



A.2 / 200 **WEST ELEVATION**
1' = 20' - 0"

City of Miami Beach
1700 Convention Center Dr
Miami Beach
Florida 33139

Zyscovich

ARCHITECTURE PLANNING INTERIOR DESIGN

South Point Pump Station
Alton Rd. & First Street
Miami Beach, Florida

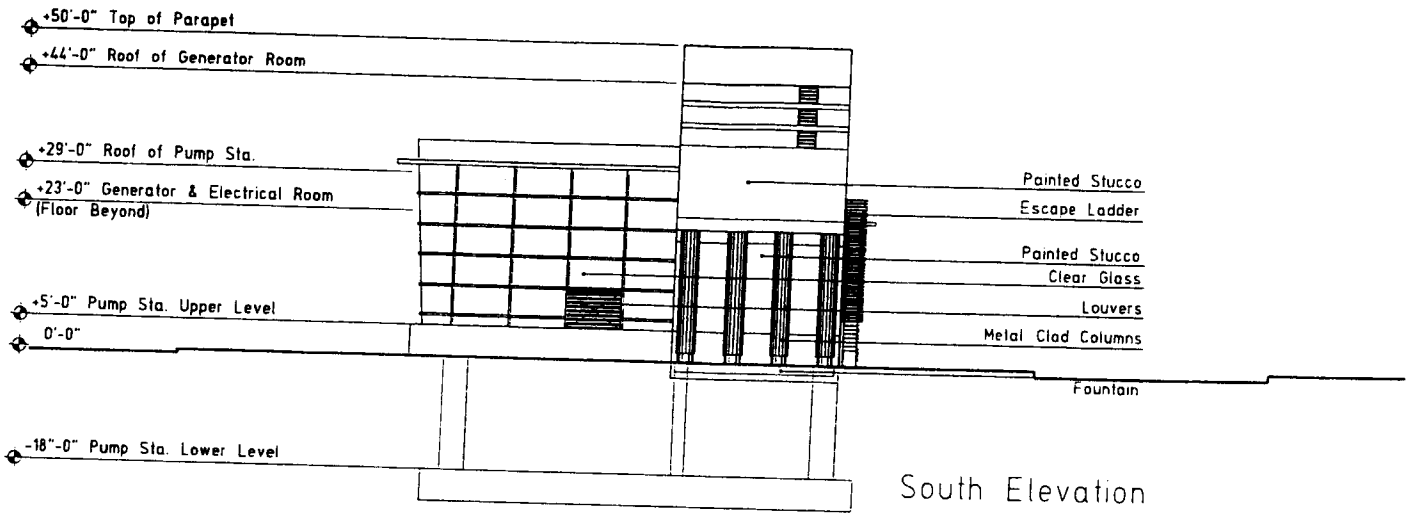
NORTH & WEST ELEVATIONS

DESIGN REVIEW BOARD
SUBMITTAL
NOT FOR CONSTRUCTION

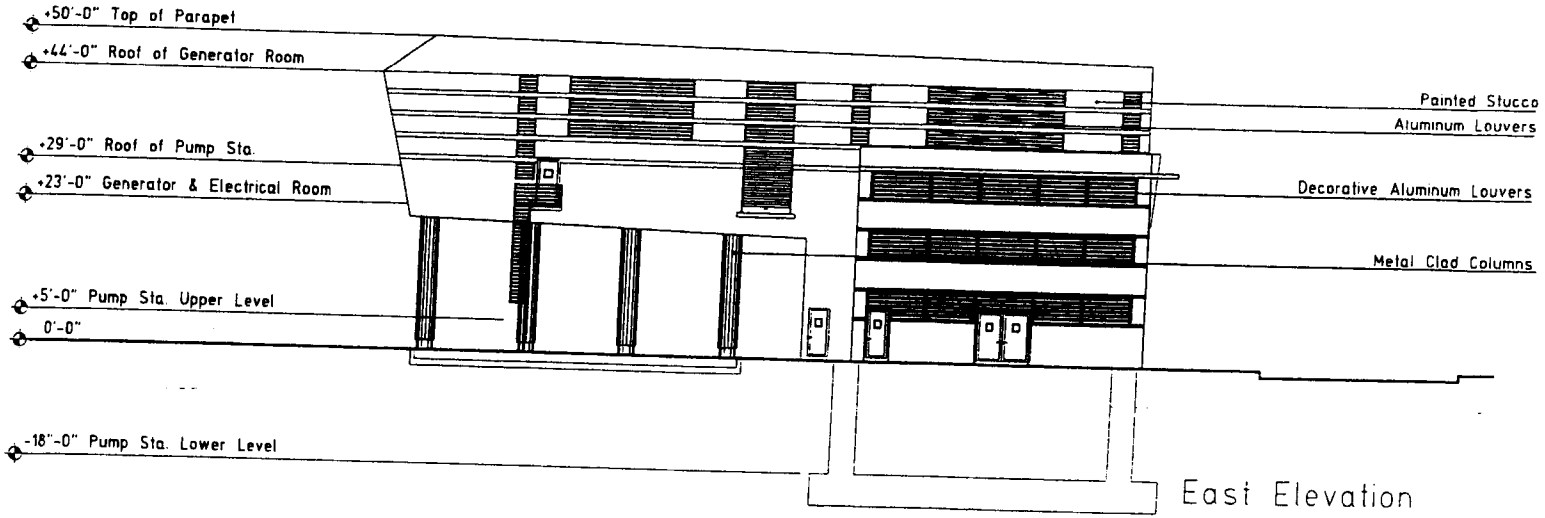
9507 PUMP | 03/03/03

A | 200

N



A.1 / 201 **SOUTH ELEVATION**
1" = 20'-0"



2 / 1 **EAST ELEVATION**
1" = 20'-0"

City of Miami Beach
1700 Convention Center Dr
Miami Beach
Florida 33139

Zyscovich

ARCHITECTURE PLANNING INTERIOR DESIGN
100 N. Biscayne Blvd. Suite 2700
Miami FL 33132
Tel. 305-577-0220 Fax. 305-577-1021

South Point Pump Station

Alton Rd. & First Street
Miami Beach, Florida

SOUTH & EAST ELEVATIONS

DESIGN REVIEW BOARD
SUBMITTAL
NOT FOR CONSTRUCTION

9507 PUMP	03/03/03

A | 201

PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE CITY OF MIAMI BEACH AND CAMP DRESSER & McKEE, INC.

Amendment No. 16 for Professional Engineering

TO: Camp Dresser & McKee Inc.
800 Brickell Avenue, Suite 710
Miami, Florida 33131

DATE: July 12, 2004

Pursuant to the Agreement between City of Miami Beach and Camp Dresser & McKee Inc. (Consultant) for Professional Engineering Services for the upgrading of Sewer and Water Pumping Stations ("the Agreement"), you are directed to provide the following services:

Project Name: **Preliminary Design Memorandum Update, Final Re-Design, Preparation of Contract Plans and Specifications**

Scope of Work: Attached as Exhibit A

Calendar time to complete this work: 10 months to Bid Advertisement

Fee for this Service Order:

Subtotal Task A (Lump Sum)	**$ 126,025**
Subtotal Task C (Not-to-Exceed)	**$ 89,905**
Subtotal Task D (Lump Sum)	**$ 8,011**
Total Amendment No.16 (Not-to-Exceed)	**$ 223,941**

Basic Service __X__ Additional Service __X__ Reimbursable Expense __X__

ACCEPTED:

City of Miami Beach

_____ _____

Tim Hemstreet
CIP Director

Date

Camp Dresser & McKee Inc.

_____ _____

Victor J. Pujals, P.E., DEE
Vice President

Date

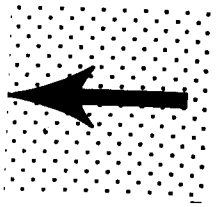


EXHIBIT A

CITY OF MIAMI BEACH
PROJECT SCOPE AND BUDGET FOR SOUTH POINT WASTEWATER BOOSTER STATION
PRELIMINARY DESIGN MEMORANDUM UPDATE, FINAL RE-DESIGN, PREPARATION OF CONTRACT PLANS AND SPECIFICATIONS, AMENDMENT No. 16

July 12, 2004

PROJECT: New Wastewater Booster Station Located at South Point on Miami Beach.

PROJECT DESCRIPTION: As part of the design of the Pump Stations Upgrades preliminary design in 1992-1993, the City and CDM concurred that the least disruptive and most economically feasible option to meet the Level of Service for the wastewater transmission system was to construct a single new booster pump station at the downstream end of the wastewater transmission system in lieu of major structural and electrical upgrades at six existing pump stations. This option provided the benefits of greater operational flexibility for the City and lower force main pressures throughout the entire system, resulting in decreased operation and maintenance costs. CDM was authorized the original design project work under Amendment No. 9.

The preliminary design report (PDR) was submitted on May 13, 2002. The project was subsequently designed to the 30 percent level. However, the City requested changes due to the magnitude of the estimated cost of construction. This re-design amendment will include a letter report update to the preliminary design memorandum and final design of an in-line, 98 MGD (peak), partially underground, variable speed, two pump (one service, one standby) 1,500 HP (approx.) wastewater booster station and 54-inch diameter station by-pass force main located entirely on the former water tower site at First Street and Alton Road. Project includes an electrical control room, instrumentation, and generator/fuel tank on-site, SCADA interface, noise suppression, and architectural and landscape features. This amendment revises the design and permitting activities of the original scope. This bidding services and balance of the reimbursable allowance will remain from the original contract.

PROJECT REFERENCE: Agreement between the City of Miami Beach and Camp Dresser and McKee Inc. (CDM) dated July 21, 1992, for professional engineering services for the upgrading of sewer and water pumping stations.

SCOPE AND BUDGET: CDM will perform the additional work tasks described herein at the fees and costs listed. Proposed labor hours are provided by task in the following pages. This scope and budget supplements the scope and budget approved under

Amendment No. 9.

BACKGROUND

The City of Miami Beach (CITY) is approaching the construction of rehabilitation improvements of its existing wastewater pumping stations (PS). The flows developed in the *Year 2000 Comprehensive Plan* prepared by the City of Miami Beach Planning and Zoning Department, (October 1989) will exceed the capacity of the equipment installed in the Pump Stations Upgrades construction project scheduled to start in May 2004 without the addition of a new in-line booster station at South Point. It was analyzed previously that the required mechanical, structural, and electrical renovations required for the PS Upgrades Project would have been cost prohibitive and economically disruptive without the addition of a new in-line booster station on the southern end of the wastewater transmission system. Further, the new pumps being installed under the current Pump Stations Upgrades Project were designed specifically to work in concert with the new booster station and will not operate properly without the station.

During the original design, the City proposed two valuable lots in the South Point area, to be occupied by the utility facilities. During the design, the City, requested that the additional property (lot 15) that was to be utilized for a remote electrical/generator building not be used. This caused CDM to shift all of the components to fit them onto the water tower site. This crowded site was further complicated by the required inclusion of a transformer the serve facility vault per Florida Power & Light and the discovery of a system of wooden piles remaining from the original water tank foundation. Prior to presentation of the Project to the DRB, the City requested an updated estimate of Probable Cost. CDM's estimated construction cost was significantly higher than the original "Design" budget established by the City in 1993. At that point the city requested that CDM revise the architectural features and explore the options to bring the Project back within the Budget. Changes to the Architectural Layout design of the pump station became necessary causing significant delays and costs associated with CDM adjusting its design to the new conditions. The deviation from the original design caused CDM and its subcontractors to expend additional time and effort to reduce the project scope while maintaining the functionality of the station (2 vs 3 pumps etc.) fitting the program into the water tower site. The estimated costs of the revised pump station exceed the current design budget.

In addition, the Pump Station Upgrades Project is anticipated to be under construction in the second quarter of 2004. CDM and members of the City CIP, Public Works, and Planning staff met on February 4, 2004 to agree on a scaled down design. This design would keep most of the original elements while reducing the project costs and maintaining all the facilities on the water tank site.

For these reasons, the CITY has asked CDM to provide a scope and budget (described below) to revise the design of the required booster station and allow for compensation for the additional design effort.

A. ARCHITECTURAL AND ENGINEERING (A&E) (Amended)

A.1 Design Services and Production of Contract Documents

1. Preparation of a letter report updating to the design memorandum with applicable sketches and renderings for the booster station, including landscape drawings, presenting the new layout option, and preliminary opinion of probable cost.

2. Preparation of EJCDC-based specifications and approximately 70 contract drawings, per the sheet list provided in Appendix A, describing the design and construction of the new booster station.

3. Preparation of an opinion of probable construction cost at the 60 and 90 Percent Completion Review. Perform a constructability reviews, and phasing/scheduling plan to coordinate the work with the on-going Pump Station Upgrades construction project at the 90 Percent completion point.

4. Three coordination meeting with CITY Planners and coordinating with other projects in the area. Requested revisions to the design following the submittal and acceptance of the 60% construction documents by the City, if any, will constitute additional services.

5. Attendance at monthly (up to 10) progress meetings with the CITY during the course of the design phase of this project.

Site Survey and Geotechnical subsurface investigations of the project site have been completed. Deliverable will be three sets (1 reproducible) of plans and one diskette of specifications in MS Word format 1 diskette containing AutoCAD plot file (Version 2000 or latest) for CMB procurement to produce and distribute as Owner. CMB will provide CDM three copies of the bid set, all addenda, and six copies of the executed contract documents.

The total authorization fee for Task A Items 1 through 5 is a lump sum (LS) amount of $126,025. This amount excludes Reimbursables (listed later in item D).

Design Services (Lump Sum)	Amount
Subtotal CDM Labor	$93,525
Outside Professional Service	
Architectural	$30,000
Landscaping	$2,500
Total Task A (LS)	$126,025

B. NOT USED

C. ADDITIONAL SERVICES (AMENDED)

C.1 Provide additional permitting services related to Building Department, Fire Rescue, DERM and FDEP. Additional hours have been included for potential coordination with MDWASD in the relocation and re-design of the forcemain under Government cut to Virginia Key. Through an architectural subcontractor, CDM will prepare and submit a DRB application and presentation. This submittal includes preparation and submittal of the application form, mailing to potential affected parties, and presentation to the Board. All permit fees shall be paid by the City.

C.2 Provide bidding services in accordance with the original scope of work. The upper limit of this task represents the difference in the hourly rates from the original date of the scope of work (2000) to the date of this scope of work (2004).

C.3 Provide supplemental services incurred as a result of the change in program, due to the addition of the FP&L transformer vault, reduction in the total buildable space, and delays in the project schedule.

The total authorization for Task C is an Upper Limit (UL) of $89,905.

Task	Permitting/Bidding Services	Amount
C.1	CDM Services (UL)	$19,920
	Outside Professional Serv.	
	Architectural (DRB)	$10,000
	Landscape	$1,200
C.2	CDM Services (UL)	$1,785
C.3	CDM Services (LS)	$57,000
	Total Task C (UL)	$89,905

D. REIMBURSABLES

The total additional authorization for Task D is a Lump Sum (LS) of $8,011. The reimbursable budget for the various tasks are as follows:

	Reimbursable	Amount
D.1	Design Services (LS)	$8,011
	Total Task D (LS)	$8,011

ASSUMPTIONS

1. There will be no setback requirements of the pump station or other structure at the site with respect to the property line.

2. The generator/ fuel tank will be skid mounted and located on the ground, outside of the building floor. The electrical MCC room will be on the second floor above the FPL vault, per CDM's design proposed concept.

3. The original architectural design concept (glass facade storefront system) is acceptable

4. There will need to be a new DRB application prepared and presented.

5. We have budgeted three meetings with Planning/ other interested parties

6. We will assume any meetings with MDWASD to coordinate the new transmission line will be covered under the Additional Services in Task C.1 of this Amendment.

7. We assume that the previous DRB process activities and costs ($10,000) will be covered under the original permitting task (C.1) scope and budget of Amendment No. 9.

DATA OR ASSITANCE TO BE PROVIDED BY THE CITY

1. Locations of all existing underground, on-site utilities including as-built drawings and results of any soft-digs in the area of the proposed improvements.

2. Existing related project drawings, including record drawings of existing facilities not already available to CDM.

3. Assistance in discussions with regulatory agencies and City boards.

4. Submittal of documents to the various City departments for review prior to bidding.

SCHEDULE

Due to the need to complete this project in order that it can be bid or negotiated, constructed and placed on-line prior to or in conjunction with the completion of the Pump Stations Upgrades project assuming reasonable durations for the departmental and board reviews, etc., the following schedule outline is proposed:

Milestone	Time to Complete (as measured from NTP)
Notice to Proceed	0 months
Revised Preliminary Design Memorandum	1 months
30% Design Review Submittal	2 months
60% Design Review Submittal	4 months
90% Contract Documents,	8 months
100% Contract Documents Advertise for Bid	10 months

SUMMARY OF COMPENSATION

Total Amendment No. 16 compensation for CDM services will be as follows:

Task	Amount
A	$126,025
B	-----
C	$ 89,905
D	$ 8,011
	$223,941

This amendment is for additional services under Tasks A, C, and D in the amount of **$223,941**. The original Amendment No. 9 dated March 15, 2001associated with this project was for a total compensation amount of $488,205. Amendment No. 9 included Tasks A.1 (Design), C.1 (Permitting), C.2 (Bidding), and D (Reimbursables). The increase to tasks A, C and D will result in a total not-to-exceed amount of $712,146 for this project.

CDM shall submit monthly invoices to the City. Each invoice shall include a monthly written status report. Invoicing for the lump sum, Task A, Task C.3 and D.1 will be based on the percentage of completion of the task. Invoicing for the not-to-exceed services, Tasks C.1, C.2, and D2, shall be billed on a time and materials basis at CDM's prevailing rates, Exhibit B.

CDM's SOUTH POINT BPS FEE PROPOSAL

(July 12, 2004)

A. DESIGN SERVICES	Original	Costs to Complete
CDM Labor Hours	3,690 hrs	2,934 hrs
CDM Labor Services	$346,860	$286,615
Outside Professional Services:		
Survey	$8,500	$0
Geotechnical	$3,500	$0
Architectural	$45,000	$ 61,500
Landscaping	$0	$ 2,500
	$403,860	$350,615

Payment Summary

Original Task A	$403,860
Paid To Date	$179,270
Remaining Funds	$224,590

Additional Funding

New Task A Cost to Complete	$ 350,615
Credit for Remaining Funds	($224,590)
Additional Authorization	$ 126,025

Total Task A Authorization

Initial Task A Authorization	$403,860
Additional Redesign Authorization	$126,025
Total Design Task A	$529,885

C. PERMITTING AND BIDDING SERVICES	Original	Cost to Complete
CDM Labor Hours (C.1 and C.2)	644 hrs	500 hrs
CDM Labor Services (C.1)	$31,840	$47,155
Outside Professional Services		
Architecture (New DRB)		$10,000
Landscaping (New DRB)		$ 1,200
CDM Labor Services (C.2)	$34,715	$36,500
Out of Scope Services (C.3)		$57,000
	$66,555	$151,855

Payment Summary

Original Task C.1 and C.2	$66,555
Paid to Date	$ 4,605
Remaining Funds	$61,950

Additional Funding

New Tasks C.1 to C.3	$151,855
Credit for Remaining Funds	$(61,950)
Additional Authorization	$ 89,905

Total Authorization

Initial Task C Authorization	$ 66,555
Additional Authorization	$ 89,905
Total Permitting/Bidding Task C.1	$156,460

D. REIMBURSABLES	Original	Cost to Complete
Subtotal (D.1)	$16,252	$17,952
Subtotal (D.2)	$ 1,538	$ 1,538
	$17,790	$19,490

Payment Summary:

Original Task D.1, D.2	$17,790
Paid to Date	$ 6,311
Remaining	$11,479

Additional Funding:

New Task D	$ 19,490
Credit for Remaining Funds	$(11,479)
Additional Authorization	$ 8,011

Total Task D Authorization:

Initial Task D Authorization	$17,790
Additional Reimbursables	$ 8,011
Total Reimbursables Task D	$25,801

SUMMARY OF COMPENSATION

Task	Amendment No. 9	Amendment 16	Total
A	$403,860	$126,025	$529,885
B	-----	-----	------
C	$66,555	$89,905	$156,460
D	$17,790	$8,011	$25,801
	$488,205	$223,941	$712,146

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7/13/2004

APPENDIX A

LIST OF DRAWINGS (6/25/04)

SOUTH POINT WASTEWATER BOOSTER PUMP STATION

SHEET No.	TITLE
GENERAL	
G-0	Cover
G-1	Index and Legend
G-2	Abbreviations
CIVIL	
C-1	Site Survey
C-2	Site Demolition Plan
C-3	Underground Demolition Plan
C-4	Plot/Soil Borings Plan
C-5	Grading Plan
C-6	Yard Piping Plan
CD-1	Miscellaneous Civil Details
CD-2	Miscellaneous Civil Details
CD-3	Paving and Grading Miscellaneous Details
ARCHITECTURAL	
A-1	Architectural/Sheet Index, Abbreviation and Symbols
A-2	Pump Station Floor Plan
A-3	Pump Station Floor Plan
A-4	Pump Station Floor Plan
A-5	Pump Station Elevation
A-6	Pump Station Elevation
A-7	Pump Station Schedules and Details
A-8	Pump Station Schedules and Details
LANDSCAPING	
L-1	Landscape Plan
L-2	Landscape Specifications
L-3	Irrigation Plan
L-4	Irrigation Specifications

SHEET No.	TITLE
STRUCTURAL	
S-1	Structural Notes and Abbreviations
S-2	Pile Foundation Plan and Details
S-3	Intermediate Level Plan and Sections
S-4	Roof Plan and Details
S-5	Elevations and Details
S-6	Schedules and Details
SD-1	Structural Details
SD-2	Structural Details
MECHANICAL	
M-1	Booster Pump Station - Pump Room Plan
M-2	Booster Pump Station - Motor Room Plan
M-3	Booster Pump Station - Sections
M-4	Booster Pump Station - Sections
M-5	Fuel Storage Tank, Schematic and Details
M-6	Meter and Valve Pit Details
MD-1	Miscellaneous Mechanical Details
MD-2	
MD-3	Pipe Hangers and Supports
HVAC	
H-1	HVAC Symbols and Abbreviations
H-2	Pump Station HVAC Floor Plan
H-3	Electrical Room HVAC Floor Plan
H-4	HVAC Schedules and Details
PLUMBING	
P-1	Plumbing Symbols and Abbreviations
P-2	Pump Station Plumbing Floor Plan
P-3	Plumbing Risers, Schedules and Details

SHEET No.	TITLE
ELECTRICAL	
E-1	Electrical Symbols and Abbreviations
E-2	Electrical Site Plan
E-3	4160 Volt Single Line Power Diagram
E-4	480 Volt Single Line Power Diagram
E-5	Elementary and Generator Control Diagrams
E-6	Instrumentation, Control and Instrumentation Upper Plan
E-7	Equipment Elevations
E-8	Pump Station Power, Control and Instrumentation Upper Plan
E-9	Pump Station Lighting Upper Plan
E-10	Pump Station Power, Control and Instrumentation Lower Plan
E-11	Pump Station Lighting Lower Plan
E-12	Fuel Storage Tank and Generator Plans
E-13	Lighting Fixtures and Panel Schedules
E-14	Electrical Details
INSTRUMENTATION	
I-1	Instrumentation Legend Sheet
I-2	Instrumentation Block Diagram
I-3	Instrumentation P&ID
I-4	Instrumentation Loops
I-5	Instrumentation Loops
I-6	Instrumentation Loops
I-7	Instrumentation Loops
I-8	Instrumentation Loops
I-9	Instrumentation Details

CDM

EXHIBIT B

CDM

SCHEDULE OF HOURLY BILLING RATES
COST GROUP II

CATEGORIES	HOURLY RATES
PROFESSIONAL SERVICES:	
OFFICER	$ 160.00
PRINCIPAL / ASSOCIATE	$ 140.00
SENIOR PROFESSIONAL	$ 120.00
PROFESSIONAL II	$ 105.00
PROFESSIONAL I	$ 90.00
PROFESSIONAL SUPPORT SERVICES	
SENIOR SUPPORT SERVICES	$ 90.00
STAFF SUPPORT SERVICES	$ 75.00
FIELD SERVICES	
SENIOR PROFESSIONAL	$ 80.00
PROFESSIONAL	$ 65.00
PROJECT SUPPORT SERVICES	
PROJECT ADMINISTRATION	$ 65.00

All subconsultant and other project related expenses are subject to a minimum handling/administrative charge of 10%.

CERTIFIED BY:

ROBERT J. ANTON
CHIEF FINANCIAL OFFICER

RATES EFFECTIVE THROUGH JANUARY 1, 2005

CDM

CITY OF MIAMI BEACH
MAN-HOUR REQUIREMENTS

SOUTH POINT WASTEWATER BOOSTER STATION

A.1 - DESIGN AND PRODUCTION OF CONTRACT DOCUMENTS

7/12/2004

TASK AND DESCRIPTION	OFFICER	PRINCIPAL/ ASSOCIATE	SENIOR PROF	PROF II	PROF I	SENIOR SUPPORT	STAFF SUPPORT	PROJ ADMINSTR	TOTAL HOURS	LABOR COSTS
1. Preliminary Design Memorandum	4	4	20	20	0	8	16	4	76	$7,620
2. Booster Station Drawings and Specifications										
CIVIL (10 Drawings) / Utilities Coord. (w/ 30% reduction in hrs.)	0	17	70	91	11	56	70	0	315	$30,420
MECHANICAL (10 Drawings) (w/ 30% reduction in hrs.)	0	14	49	48	14	52	63	0	240	$22,590
HVAC (4 drawings)	1	8	40	80	0	20	40	0	189	$18,575
PLUMBING (3 Drawings)	0	2	12	80	0	26	30	0	150	$14,030
ELECTRICAL (14 drawings)	4	32	60	200	20	100	140	0	556	$52,200
INSTRUMENTATION (8 drawings)	4	12	50	120	20	80	120	0	406	$37,100
STRUCTURAL (8 Drawings)	4	40	80	80	30	60	80	0	374	$36,920
CONTRACT DOCUMENTS BID FORM & CMB PROCUREMENT COORDINATION	0	4	60	20	0	0	60	0	144	$13,960
3. Cost Estimate, Scheduling and Constructability Reviews	4	60	60	40	0	0	20	8	192	$22,100
4. Design Coordination with Architect/Engineers and Utilities	4	10	80	20	0	8	8	20	150	$16,060
5. Meetings and Presentations (5)	14	16	28	42	0	14	20	8	142	$15,040
Sub Total Design Tasks	**39**	**219**	**609**	**841**	**95**	**424**	**667**	**40**	**2,934**	**$93,525**
BILLING RATE	*$155.00*	*$140.00*	*$120.00*	*$100.00*	*$80.00*	*$65.00*	*$70.00*	*$60.00*		
cost by labor category	$ 6,045	$ 30,660	$ 73,080	$ 84,100	$ 7,600	$ 36,040	$ 46,690	$ 2,400		

CDM LABOR HOURS= 2,934

CDM LABOR $ 93,525

OUTSIDE PROFESSIONALS
STA (ARCHITECTURAL) $ 30,000
URG (LANDSCAPE/ IRRIGATION) $ 2,500
$ 32,500

TOTAL A&E (ITEM A.1) $ 126,025

747

CDM

CITY OF MIAMI BEACH
MAN-HOUR REQUIREMENTS

SOUTH POINT WASTEWATER BOOSTER STATION

C.1 - ADDITIONAL SERVICES - PERMITTING ASSISTANCE

TASK AND DESCRIPTION	OFFICER	PRINCIPAL/ ASSOCIATE	SENIOR PROF	PROF II	PROF I	SENIOR SUPPORT	STAFF SUPPORT	PROJ ADMINSTR	TOTAL HOURS	LABOR COSTS
Additional Derm Permitting/ Discussions with MDWASD	4	10	40	80	8	16	10	40	208	$19,920
Sub Total Design Tasks	**4**	**10**	**40**	**80**	**8**	**16**	**10**	**40**	**208**	**$19,920**
BILLING RATE	*$155.00*	*$140.00*	*$120.00*	*$100.00*	*$80.00*	*$85.00*	*$70.00*	*$60.00*		
cost by labor category	$ 620	$ 1,400	$ 4,800	$ 8,000	$ 640	$ 1,360	$ 700	$ 2,400		

CDM LABOR HOURS= 208

CDM LABOR (ITEM C.1) $ 19,920 (Upper Limit)

OUTSIDE PROFESSIONALS
DRB Submittal $ 10,000
DRB Landscape $ 1,200
SUBTOTAL OPFS $ 11,200

Total Item C.1 $ 31,120
$ 31,120

748

CDM

CITY OF MIAMI BEACH
MAN-HOUR REQUIREMENTS

SOUTH POINT WASTEWATER BOOSTER STATION

C.2 - ADDITIONAL SERVICES - BIDDING ASSISTANCE

TASK AND DESCRIPTION	OFFICER	PRINCIPAL/ ASSOCIATE	SENIOR PROF	PROF II	PROF I	SENIOR SUPPORT	STAFF SUPPORT	PROJ ADMINSTR	TOTAL HOURS	LABOR COSTS
Additional Derm Permitting/ Discussions with MDWASD	3	0	5	0	0	0	0	12	20	$1,785
Sub Total Design Tasks	3	0	5	0	0	0	0	12	20	$1,785
BILLING RATE	*$155.00*	*$140.00*	*$120.00*	*$100.00*	*$80.00*	*$85.00*	*$70.00*	*$60.00*		
cost by labor category	$ 465	$ -	$ 600	$ -	$ -	$ -	$ -	$ 720		

CDM LABOR HOURS= 20

CDM LABOR (ITEM C.2) $ 1,785 (Upper Limit)

Total Item C.1 $ 1,785

$ 1,785

749

CDM

CITY OF MIAMI BEACH
MAN-HOUR REQUIREMENTS

SOUTH POINT WASTEWATER BOOSTER STATION

C.3 - SUPPLEMENTAL SERVICES - DESIGN

TASK AND DESCRIPTION	OFFICER	PRINCIPAL/ ASSOCIATE	SENIOR PROF	PROF II	PROF I	SENIOR SUPPORT	STAFF SUPPORT	PROJ ADMINSTR	TOTAL HOURS	LABOR COSTS
Site Redesign	8	0	120	80	8	16	20	40	292	$29,440
Coordination During Extended Period	4	0	10	20	0	0	10	47	91	$7,340
Cost Reduction Analysis	4	8	20	10	0	0	0	10	52	$5,740
Sub Total Design Tasks	**16**	**8**	**150**	**110**	**8**	**16**	**30**	**97**	**383**	**$42,520**
BILLING RATE	*$155.00*	*$140.00*	*$120.00*	*$100.00*	*$80.00*	*$85.00*	*$70.00*	*$60.00*		
cost by labor category	$ 2,480	$ 1,120	$ 18,000	$ 11,000	$ 640	$ 1,360	$ 2,100	$ 5,820		

CDM LABOR HOURS= 383

CDM LABOR (ITEM C.1) $ 42,520 (Upper Limit)

OUTSIDE PROFESSIONALS
ARCHITECTURAL $ 14,500
SUBTOTAL OPFS $ 14,500

Total Item C.3 $ **57,020**

USE -> $ 57,000 (LUMP SUM)

750

CDM

CITY OF MIAMI BEACH
ESTIMATE OF DIRECT COSTS

SOUTH POINT WASTEWATER BOOSTER STATION

D.1-REIMBURSABLES (DESIGN SERVICES)

12-Jul-04

OTHER DIRECT COSTS	Quantity	Units	Rate	Cost
Travel				
Airfare (R/T)	6	ea @	$ 300.00	$ 1,800.00
Meals	11	per day	$ 21.00	$ 231.00
Parking	29	car-days	$ 6.00	$ 174.00
Car	4	per day	$ 45.00	$ 180.00
Plans and Specifications				
Preliminary	4	ea @	$ 115.00	$ 460.00
Draft Final	4	ea @	$ 125.00	$ 500.00
Reproducibles and Final CD	0	ea @	$ 150.00	$ -
Computer Charges: Data Assembly, Modeling, CAD	296	hrs @	$ 6.00	$ 1,776.00
Telephone/Omnifax/Delivery/Courrier/Post	25	ea @	$ 35.00	$ 875.00
Miscellaneous Supplies, Aerials/Maps, Oversize Printing	9	ea @	$ 35.00	$ 315.00
Consuelo M. Quintana	1	ea @	$ 1,500.00	$ 1,500.00
URG	1	ea @	$ 200.00	$ 200.00

TOTAL REIMBURSABLE COSTS (ITEM D.1) Total **$ 8,011**

RESOLUTION TO BE SUBMITTED

CITY OF MIAMI BEACH
REDEVELOPMENT AGENCY ITEM SUMMARY

Condensed Title:

A Resolution appropriating $592,809 in South Pointe Trust Fund Revenues and $572,876 in City Center Trust Fund Revenues, to be remitted to the Children's Trust, pursuant to the Interlocal Agreement by and between the City of Miami Beach, the RDA, Miami-Dade County and the Children's Trust, an independent special taxing district for the purpose of establishing the use of tax increment revenues to be derived from the imposition of a not to exceed one-half (½) mill tax levy by the Trust against real property located within the South Pointe and City Center redevelopment areas.

Issue:

Should the Redevelopment Agency appropriate the funds?

Item Summary/Recommendation:

On October 17, 2003, the Board of County Commissioners enacted Ordinance No. 03-210, whereby any future requests by municipalities and/or community redevelopment agencies relating to community redevelopment plans, including, but not limited to, approval of annual budgets, would require all Community Redevelopment Agencies, in their sole discretion, to exempt the Children's Trust Ad Valorem ½ mill tax levy from collection into the Redevelopment Trust Fund. Due to the fact that the existing bond covenants pledge all current and future increment for the repayment of outstanding bond obligations, the RDA can only remit revenues generated by the ½ mill tax levy at the end of the Fiscal Year, provided that the debt service and other obligations relating to the bonds have been met. The RDA budgets were subsequently modified to include a reserve expenditure line item for the Children's Trust.

Pursuant to the direction of the City's Finance and Citywide Projects Committee, the Administration worked with the Children's Trust, to draft an Interlocal Agreement that not only satisfies the provisions of the bond covenants as required by Counsel, but also provides that in exchange for the City and CRA's cooperation, the Trust will make available funds in the amount of Trust Fund Revenues generated from the CRA districts, for eligible service providers and children's programs within the City of Miami Beach, without limiting the ability to access other Children's Trust programs.

On January 14, 2004, the City Commission and the RDA Board adopted separate resolutions, authorizing the execution of the Interlocal Agreement between the City of Miami Beach, the RDA, Miami-Dade County and the Children's Trust, which serves to document the terms by which the Trust receives its share of revenues generated by the ½ mil tax levy. The Interlocal Agreement was submitted to the County's Economic Development and Human Services Committee for approval and recommendation to the Board of County Commissioners. The Committee approved the Interlocal Agreement as did the Board of County Commissioners, at it meeting on July 27, 2004. It is therefore recommended that the RDA appropriate $592,809 from South Pointe and $572,876 from City Center, to be remitted to the Children's Trust.

Advisory Board Recommendation:

Finance and Citywide Projects Committee, December 22, 2003 – Motion to approve the Interlocal Agreement.

Financial Information:

Source of Funds:

See Across

Finance Dept.

	Amount	Account	Approved
1	$592,809	South Pointe RDA	
2	$572,876	City Center RDA	
3			
4			
Total			

City Clerk's Office Legislative Tracking:

Christina M. Cuervo/Kent O. Bonde

Sign-Offs:

Department Director	Assistant City Manager	City Manager

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AGENDA ITEM 3D

DATE 9-8-04

CITY OF MIAMI BEACH
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us

REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Miami Beach Redevelopment Agency

Date: September 8, 2004

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY APPROPRIATING $592,809 IN SOUTH POINTE TRUST FUND REVENUES AND $572,876 IN CITY CENTER TRUST FUND REVENUES, TO BE REMITTED TO THE CHILDREN'S TRUST, AN INDEPENDENT SPECIAL TAXING DISTRICT, FOR THE PURPOSE OF ESTABLISHING THE USE OF TAX INCREMENT REVENUES TO BE DERIVED FROM THE IMPOSITION OF A NOT TO EXCEED ONE-HALF (1/2) MILL TAX LEVY BY THE TRUST AGAINST REAL PROPERTY LOCATED WITHIN THE SOUTH POINTE REDEVELOPMENT AREA AND THE CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA, RESPECTIVELY, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE INTERLOCAL AGREEMENT, DATED AUGUST 12, 2004, BY AND BETWEEN THE CITY OF MIAMI BEACH, THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), MIAMI-DADE COUNTY, FLORIDA AND THE CHILDREN'S TRUST; SAID APPROPRIATION TO BE UTILIZED BY THE CHILDREN'S TRUST FOR PROGRAMS AND SERVICES FOR CHILDREN AND FAMILIES WITHIN THE CITY OF MIAMI BEACH AS SET FORTH IN THE INTERLOCAL AGREEMENT.**

ADMINISTRATION RECOMMENDATION:

Adopt the Resolution.

ANALYSIS

On September 10, 2002, the voters of Miami-Dade County voted to amend the Home-Rule Charter to rename the independent special taxing district "The Children's Trust" and to authorize the levy of an additional ad valorem tax not to exceed one-half (½) mill for the purpose of funding improvements to children's health, development and safety and promoting parental and community responsibility.

On July 8, 2003, the Board of County Commissioners adopted on first reading an Ordinance whereby any future requests by municipalities and/or community redevelopment agencies relating to community redevelopment plans, including, but not limited to, approval of annual budgets, would require all Community Redevelopment Agencies, in their sole discretion, to exempt the Children's Trust Ad Valorem ½ mill Tax levy from collection into

AGENDA ITEM _____

DATE _____

the redevelopment trust fund. In the case of the City Center, the amount of the contribution would be $572,876 and in the case of South Pointe, $592,809. Additionally, the County was seeking Resolutions from each of the affected municipalities exempting the Trust Fund. On August 4, 2003 at the County Tax Increment Finance (TIF) Committee meeting, the County Attorney stated that there would be no formal request submitted to each Agency for the exemption from the Trust but that alternatively, the municipalities should exempt the special district in their sole discretion and based upon the Board of County Commissioners anticipated action on September 17, 2003 to adopt the aforementioned ordinance.

On September 16, 2003, the City's Finance and Citywide Projects Committee discussed this issue. Luis Reiter, the City's Bond Counsel, informed the Committee that since existing bond covenants pledge all current and future increment and provide for no specific exclusions or exemptions for special districts, further research would be required to determine if a mechanism could be implemented to grant such exemption. The City Manager recommended initiating discussions with the Children's Trust to dedicate that portion of the Children's Trust revenues generated in the South Pointe and City Center Redevelopment Areas, toward eligible service providers and children programs planned and/or operating within the City's boundaries. The Committee recommended undertaking the necessary research and to pursue negotiations with County and the Children's Trust.

Subsequent to the discussions between the Children's Trust and the City's Administration, the Children's Trust drafted an Interlocal Agreement between the City of Miami Beach, the Miami Beach Redevelopment Agency (RDA), Miami Dade County and the Children's Trust, for the purpose of establishing the use of tax increment revenues to be derived from the imposition of the half mill tax levy by the Trust against real property located within the jurisdictions of the City Center and South Pointe Redevelopment Areas. The Agreement not only satisfies the provisions of the bond covenants as required by Counsel, but also provides that in exchange for the City and RDA's cooperation, the Trust will make available funds in the amount of Trust Fund Revenues generated from the redevelopment areas, for programs and services for children and families within the City of Miami Beach, without limiting the ability to access other Children's Trust programs.

On December 22, 2003, the City's Finance and Citywide Projects Committee recommended approval of the Interlocal Agreement to the full City Commission and RDA Board, for consideration at the January 14th Commission meeting and inserted some additional language in Section 3, as follows "The City and/or agency or organization is in no way restricted from participating in, and shall not be prejudiced by, any and all other competitive funding opportunities offered by the Trust". The Agreement was subsequently approved for execution by the City Commission and the RDA Board.

On July 21, 2004, the Interlocal Agreement was submitted to the County's Economic Development and Human Services Committee for approval and recommendation to the Board of County Commissioners. The Committee approved the Interlocal Agreement as did the Board of County Commissioners, at it meeting on July 27, 2004.

CONCLUSION

The Interlocal Agreement provides that the Trust Fund Revenues shall be used for debt service and other obligations relating to the Bonds under the applicable Bond Resolutions, only after all other tax increment revenues have been exhausted for such purpose; and remit to the Children's Trust on the last day of the RDA's fiscal year, all the Trust Revenues that are not needed for debt service. Subsequently, the RDA budgets for FY 03/04 were modified to reflect the one half (1/2) mill tax levy on the revenue side with a corresponding reserve line item under expenditures. In South Pointe, this amounts to $592,809 and in City Center, $572,876.

JMG:CMC:PDW:KOB:
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RESOLUTION NO._____

A RESOLUTION OF THE MIAMI BEACH REDEVELOPMENT AGENCY, APPROPRIATING $592,809 IN SOUTH POINTE TRUST FUND REVENUES AND $572,876 IN CITY CENTER TRUST FUND REVENUES, TO BE REMITTED TO THE CHILDREN'S TRUST, AN INDEPENDENT SPECIAL TAXING DISTRICT, FOR THE PURPOSE OF ESTABLISHING THE USE OF TAX INCREMENT REVENUES TO BE DERIVED FROM THE IMPOSITION OF A NOT TO EXCEED ONE-HALF (1/2) MILL TAX LEVY BY THE TRUST AGAINST REAL PROPERTY LOCATED WITHIN THE SOUTH POINTE REDEVELOPMENT AREA AND THE CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA, RESPECTIVELY, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE INTERLOCAL AGREEMENT, DATED AUGUST 16, 2004, BY AND BETWEEN THE CITY OF MIAMI BEACH, THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), MIAMI-DADE COUNTY, FLORIDA AND THE CHILDREN'S TRUST; SAID APPROPRIATION TO BE UTILIZED BY THE CHILDREN'S TRUST SOLELY FOR PROGRAMS AND SERVICES FOR CHILDREN AND FAMILIES WITHIN THE CITY OF MIAMI BEACH, AS SET FORTH IN THE INTERLOCAL AGREEMENT.

WHEREAS, The Children's Trust ("The Trust"), an independent special taxing district, was established as a result of a County-wide referendum in which the electors of the County approved the creation of The Trust and its imposition of a not to exceed one-half (½) mill ad valorem tax levy, for the purpose of funding improvements to children's health, development and safety and promoting parental and community responsibility; and

WHEREAS, the Board of County Commissioners enacted Ordinance No. 03-210 (the "County Ordinance"), with an effective date of October 17, 2003, whereby any future requests by municipalities and/or community redevelopment agencies relating to community redevelopment plans, including, but not limited to, approval of annual budgets, would require all community redevelopment agencies, in their sole discretion, to exempt The Children's Trust ad valorem ½ mill tax levy from collection into the Redevelopment Trust Fund; and

WHEREAS, application of the County Ordinance to the RDA would potentially have the impact of depriving the City's respective community redevelopment districts, the South Pointe Redevelopment Area ("South Pointe") and City Center/Historic Convention Village

Redevelopment and Revitalization Area ("City Center") from receipt and use of tax increment revenues generated by The Trust's tax levy, as the intent of the Ordinance is that all such revenues generated by the tax levy would be deemed The Trust Revenues; and

WHEREAS, the RDA has various series of community redevelopment bonds currently outstanding (the "Bonds"), issued under certain bond resolutions (the "Bond Resolutions"), to which the RDA has pledged all current and future tax increment revenues the RDA is entitled to receive pursuant to Chapter 163, Part III, Florida Statutes (also known as the Community Redevelopment Act of 1969), from all non-exempt taxing authorities, including tax increment revenues from any additional tax levies created subsequent to the issuance of the Bonds, such as The Trust Revenues; and

WHEREAS, at the September 16, 2003 meeting of the City's Finance and Citywide Projects Committee, the City's bond counsel informed the Committee that an agreement would have to be negotiated which would allow the RDA to comply with the intent of the County Ordinance, while also allowing it to remain in compliance with its obligations under the applicable Bond Resolutions; and

WHEREAS, the agreement would provide that the RDA would be permitted to use The Trust Revenues for debt service on the Bonds, but only after all tax increment revenues had been exhausted and, on the last day of the RDA's fiscal year, remit to The Trust, such Trust Revenues that would not be needed for debt service; and

WHEREAS, the City's Finance and Citywide Projects Committee further directed the Administration to enter into discussions with The Trust to dedicate that portion of The Trust Revenues generated within South Pointe and City Center toward eligible children and families programs planned and/or operating within the City of Miami Beach; and

WHEREAS, subsequent to discussions between The Trust, Miami-Dade County and the City/RDA Administration, the parties negotiated an Interlocal Agreement (the "Interlocal") between the City of Miami Beach, the Miami Beach Redevelopment Agency, Miami Dade County and The Trust, for the purpose of establishing the use of tax increment revenues to be derived from the imposition of a not to exceed one-half mill tax levy by The Trust against real property located within the South Pointe and City Center redevelopment areas ("The Trust Revenues"); said Interlocal Agreement satisfactorily addresses bond counsel's concerns, but also incorporates the Finance and Citywide Projects Committee's directives with regard to the use of The Trust Revenues collected in South Pointe and City Center toward programs and services for children and families within the City of Miami Beach; and

WHEREAS, on January 14, 2004, the City Commission and the RDA Board adopted separate resolutions, authorizing the execution of the Interlocal; and

WHEREAS, the Interlocal was approved by the Miami-Dade County Board of Commissioners on July 27, 2004 and fully executed by all parties on August 16, 2004.

WHEREAS, in exchange for the City's and the RDA's cooperation, the Children's Trust will make funds available solely for programs and services for children and families within the City of Miami Beach in the amount of the Trust Fund Revenues annually upon conditions set forth in the Interlocal.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairman and Secretary hereby appropriate $592,809 in South Pointe Trust Fund Revenues and $572,876 in city Center Trust Fund Revenues, to be remitted to the Children's Trust, an independent special taxing district , for the purpose of establishing the use of tax increment revenues to be derived from the imposition of a not to exceed one-half (1/2) mill tax levy by The Trust against real property located within the South Pointe Redevelopment Area and the City Center/Historic Convention Village Redevelopment and Revitalization Area, respectively, in accordance with the provisions ser forth in the Interlocal Agreement, dated August 16, 2004, by and between the Miami beach Redevelopment Agency, Miami-Dade County, Florida and the Children's Trust; said appropriation to be utilized by the Children's Trust solely for programs and services for children and families within the City of Miami Beach, as set forth in the Interlocal Agreement.

PASSED AND ADOPTED THIS 8TH DAY OF SEPTEMBER, 2004.

CHAIRMAN

ATTEST:

SECRETARY

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Attachments

APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

City Attorney 8/25/04 Date

TIF PAYMENT CALCULATOR

CRA , Tax Increment District	Base Year	Taxable Value in Base Year	Preliminary 2003Roll	FY 2003-04 Value of Increment	FY 2003-04 Increment CW millage Revenue*	Final vs Prelim Tax Roll Difference (over)/under Paid 2001	Adjusted Dec 2003 Payment	County Administrative Charge for FY 2003-04 at 1.5% *	Children's Trust Estimated Contribution for FY 2003-04 at 1/2 mil
Miami Beach:									
South Pointe	1976	$59,637,130	**$1,307,656,152**	**$1,248,019,022**	**$7,106,595**	**($63,877)**	**$7,042,718**	**$106,599**	**$592,809**
Miami Beach City Center	1992	$292,572,271	**$1,498,627,666**	**$1,206,055,395**	**$6,867,641**	**($264,002)**	**$6,603,639**	**$103,015**	**$572,876**
									$1,165,685
Miami:									
SE Overtown/Park West	1982	$78,305,502	**$255,423,724**	**$177,118,222**	**$1,008,564**	**($60,800)**	**$947,764**	**$15,128**	**$88,559**
Park West Addition	1985	$37,461,910	**$22,866,881**	**($14,595,029)**	**N/A**				
Omni *	1986	$246,898,822	**$558,525,281**	**$311,626,459**	**$1,774,495**	**$279,299**	**$2,053,794**	**$26,617**	**$155,813**
Homestead	1993	$85,619,084	**$225,442,672**	**$139,823,588**	**$796,197**	**$15,436**	**$811,633**	**$11,943**	**$69,912**
Florida City	1994	$42,803,875	**$108,555,781**	**$65,751,906**	**$374,411**	**($44,148)**	**$330,263**	**$5,616**	**$32,876**
South Miami	1998	$68,437,390	**$196,300,898**	**$127,863,508**	**$383,207**	**($54,087)**	**$329,120**	**$5,748**	**$63,932**
Naranja Lakes CW	2002	$131,520,904	**$153,481,459**	**$21,960,555**	**$125,050**		**$125,050**	**$1,876**	**$10,980**
Total		1,043,256,888	**4,326,880,514**	**3,283,623,626**	**$18,436,160**	**($192,180)**	**$18,243,980**	**$276,542**	**$1,641,812**
					UMSA millage				
Naranja Lakes UMSA	2002	$131,520,904	**$153,481,459**	**$21,960,555**	**$51,051**		**$51,051**	**$766**	**$10,980**
				Both CW & UMSA TIF payments	**$18,487,211**	**($192,180)**	**$18,295,031**	**$277,308**	

CW Tax -Base	CW Tax on Inc	Total
$ 357,465	$ 374,031	$ 731,496
$ 1,753,678	$ 361,455	$ 2,115,133

These represent the County's Ad Valorem on South Pointe and City Center.

Full Ad Valorem on the Base assessed value and Ad Valorem on 5% of the increment.

City Assessed Value		$ 12,094,161,830
	1/2 mill	$ 6,047,081

Note: * Revenue is calculated at 95% (max per Florida Statutes), but South Miami is receiving only 50%.

CW Millage of 5.994 is assumed
UMSA Millage 2.447 is assumed

Omni CRA pays back to the County approximately $ 1.2 million for debt service on the Performing Arts Centers Notes

All CRA's pay back to the County the 1.5% Administrative Reimbursement Charge

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CITY OF MIAMI BEACH
REDEVELOPMENT AGENCY ITEM SUMMARY

Condensed Title:

A Resolution appropriating $105,641 in South Pointe Trust Fund Revenues and $99,055 in City Center Trust Fund Revenues, to be remitted to the County in payment for its share of the Administrative Fee, pursuant to the terms of the Interlocal Agreement, dated August 16, 2004, by and between the City of Miami Beach, the RDA and Miami-Dade County, Florida.

Issue:

Should the Redevelopment Agency appropriate the funds?

Item Summary/Recommendation:

During the course of the 2003/04 RDA budget approval process by Miami-Dade County, the County requested that each Community Redevelopment Area (CRA) include a 1.5% administrative fee to defray the County's costs in connection with its oversight of the CRAs (based on the County's annual Tax Increment Revenue (TIF) contribution in their respective budgets). Due to the fact that the existing bond covenants pledge all current and future increment for the repayment of outstanding bond obligations, the RDA can only remit the administrative fee at the end of the Fiscal Year, provided that the debt service and other obligations relating to the bonds have been met. The RDA budgets were subsequently modified to include a reserve expenditure line item for the administrative fee, which is calculated against the County's share of the TIF payment. In addition, Chapter 163.387(7)(a) Florida Statutes provides that the City and the County are eligible to share on a proportionate basis in any TIF Revenues not budgeted for a specific use and remaining at the end of the CRA's fiscal year in the Trust Fund. Based on this provision, the City was able to negotiate allocating 1.5% of the County's share of the TIF payment back to the county to defray their costs and 1.5% of the City's share of the TIF payment as a contribution back to the City.

On May 5, 2004, the City Commission and the RDA Board adopted separate resolutions, authorizing the execution of an interlocal agreement between the City of Miami Beach, the RDA and Miami-Dade County, which serves to document the terms by which the City and the County receive their respective administrative fees. The Interlocal Agreement was submitted to the County's Economic Development and Human Services Committee for approval and recommendation to the Board of County Commissioners. The Committee approved the Interlocal Agreement as did the Board of County Commissioners, at it meeting on July 27, 2004. It is therefore recommended that the RDA adopt the attached Resolution, appropriating $105,641 from South Pointe and $99,055 from City Center towards the County's share of administrative fees, pursuant to the provisions of the Interlocal Agreement.

Advisory Board Recommendation:

Finance and Citywide Projects Committee, December 22, 2003 – Determination to pay the Administrative Fee to the County and the City.

Financial Information:

Source of Funds:

See Across

Finance Dept.

	Amount	Account	Approved
1	$105,641	South Pointe RDA	
2	$99,055	City Center RDA	
3			
4			
Total			

City Clerk's Office Legislative Tracking:

Christina M. Cuervo/Kent O. Bonde

Sign-Offs:

Department Director	Assistant City Manager	City Manager

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AGENDA ITEM 3E

DATE 9-8-04

CITY OF MIAMI BEACH
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miamibeachfl.gov

REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Board
Miami Beach Redevelopment Agency

Date: September 8, 2004

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY APPROPRIATING $105,641 IN SOUTH POINTE TRUST FUND REVENUES AND $99,055 IN CITY CENTER TRUST FUND REVENUES, TO BE REMITTED TO MIAMI-DADE COUNTY IN PAYMENT FOR ITS SHARE OF THE ADMINISTRATIVE FEE FOR FISCAL YEAR ENDING SEPTEMBER 30, 2004, PURSUANT TO THE TERMS SET FORTH IN THE INTERLOCAL AGREEMENT, DATED AUGUST 12, 2004, BY AND BETWEEN THE CITY OF MIAMI BEACH, THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA) AND MIAMI-DADE COUNTY, FLORIDA, FOR THE PURPOSE OF ESTABLISHING THE USE OF 1.5% OF THE TAX INCREMENT REVENUES AGAINST REAL PROPERTY LOCATED WITHIN THE SOUTH POINTE REDEVELOPMENT AREA AND THE CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA TO BE REMITTED TO THE CITY AND COUNTY AT FISCAL YEAR END.**

RECOMMENDATION:

Adopt the Resolution.

ANALYSIS:

During the course of the 2003/04 RDA budget approval process by Miami-Dade County; the County requested that each Community Redevelopment Area (CRA) include a 1.5% administrative fee (based on the County's annual Tax Increment Revenue (TIF) contribution) in their respective budgets. The purpose of the fee is to defray the County's costs in connection with its oversight of the CRAs. This issue, together with the Children's Trust allocation item, was brought to the attention of the Finance and Citywide Projects on December 22, 2003. However, due to the fact that the existing bond covenants pledge all current and future increment for the repayment of outstanding bond obligations, it was determined that the RDA can only remit the administrative fee to the County at the end of the Fiscal Year, provided that the debt service on, and other obligations relating to,the bonds have been met. Similarly, the RDA negotiated to remit a like amount to the City for its use as well.

The RDA budgets were subsequently modified to include a reserve expenditure line item for the administrative fee, which is calculated against the County's share of the TIF payment. In FY 03/04, the fee to the County paid by City Center will be $99,055 and $105,641 by South Pointe. As indicated in an earlier memorandum, the fees paid by the City's two redevelopment areas account for more than 75% of the fees generated by all the other redevelopment areas in Miami-Dade County. It should be noted however, that Chapter 163.387(7)(a) Florida Statutes provides

that the City and the County are eligible to share in any TIF Revenues not budgeted for a specific use and remaining at the end of the CRA's fiscal year in the Trust Fund. Based on this provision, the City was able to negotiate allocating 1.5% of the County's share of the TIF payment back to defray their costs and 1.5% of the City's share of the TIF payment as a contribution back to the City. The TIF payment back to the City represents $125,443 for City Center and $129,807 for South Pointe.

On May 5, 2004, the City Commission and the RDA Board adopted separate resolutions, authorizing the execution of an interlocal agreement between the City of Miami Beach, the RDA and Miami-Dade County, which serves to document the terms by which the City and the County receive their respective administrative fees. It also documents the County's acknowledgement and approval of the RDA's intention to refinance all or a portion of its outstanding TIF bonds in City Center, provided that the issuance shall not exceed $101,090,000 and that such refinancing shall mature no later than December, 31 2022. On July 21, 2004, the Interlocal Agreement was submitted to the County's Economic Development and Human Services Committee for approval and recommendation to the Board of County Commissioners. The Committee approved the Interlocal Agreement as did the Board of County Commissioners, at it meeting on July 27, 2004.

RECOMMENDATION:

It is recommended that the Redevelopment Agency adopt the attached Resolution, appropriating $105,641 from South Pointe and $99,055 from City Center towards the County's share of administrative fees for the fiscal year ending September 30, 2004, pursuant to the provisions of the Interlocal Agreement.

JMG/CMC/KB
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RESOLUTION TO BE SUBMITTED

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CITY OF MIAMI BEACH
REDEVELOPMENT AGENCY ITEM SUMMARY

Condensed Title:

A Resolution appropriating $129,807 in South Pointe Trust Fund Revenues and $125,443 in City Center Trust Fund Revenues, to be remitted to the City of Miami Beach in payment for its share of the Administrative Fee, pursuant to the terms of the Interlocal Agreement, dated August 16, 2004, by and between the City of Miami Beach, the RDA and Miami-Dade County, Florida.

Issue:

Should the Redevelopment Agency appropriate the funds?

Item Summary/Recommendation:

During the course of the 2003/04 RDA budget approval process by Miami-Dade County, the County requested that each Community Redevelopment Area (CRA) include a 1.5% administrative fee to defray the County's costs in connection with its oversight of the CRAs (based on the County's annual Tax Increment Revenue (TIF) contribution in their respective budgets). Due to the fact that the existing bond covenants pledge all current and future increment for the repayment of outstanding bond obligations, the RDA can only remit the administrative fee at the end of the Fiscal Year, provided that the debt service and other obligations relating to the bonds have been met. The RDA budgets were subsequently modified to include a reserve expenditure line item for the administrative fee, which is calculated against the County's share of the TIF payment. In addition, Chapter 163.387(7)(a) Florida Statutes provides that the City and the County are eligible to share in any TIF Revenues not budgeted for a specific use and remaining at the end of the CRA's fiscal year in the Trust Fund. Based on this provision, the City was able to negotiate allocating 1.5% of the County's share of the TIF payment back to the county to defray their costs and 1.5% of the City's share of the TIF payment as a contribution back to the City.

On May 5, 2004, the City Commission and the RDA Board adopted separate resolutions, authorizing the execution of an interlocal agreement between the City of Miami Beach, the RDA and Miami-Dade County, which serves to document the terms by which the City and the County receive their respective administrative fees. The Interlocal Agreement was submitted to the County's Economic Development and Human Services Committee for approval and recommendation to the Board of County Commissioners. The Committee approved the Interlocal Agreement as did the Board of County Commissioners, at it meeting on July 27, 2004. It is therefore recommended that the RDA adopt the attached Resolution, appropriating $129,807 from South Pointe and $125,443 from City Center towards the City's share of administrative fees, pursuant to the provisions of the Interlocal Agreement.

Advisory Board Recommendation:

Finance and Citywide Projects Committee, December 22, 2003 – Determination to pay the Administrative Fee to the County and the City.

Financial Information:

Source of Funds:

See Across

Finance Dept.

	Amount	Account	Approved
1	$129,807	South Pointe RDA	
2	$125,443	City Center RDA	
3			
4			
Total			

City Clerk's Office Legislative Tracking:

Christina M. Cuervo/Kent O. Bonde

Sign-Offs:

Department Director	Assistant City Manager	City Manager

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AGENDA ITEM 3F

DATE 9-8-04

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miamibeachfl.gov

REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Board
Miami Beach Redevelopment Agency

Date: September 8, 2004

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY APPROPRIATING $129,807 IN SOUTH POINTE TRUST FUND REVENUES AND $125,443 IN CITY CENTER TRUST FUND REVENUES, TO BE REMITTED TO THE CITY OF MIAMI BEACH IN PAYMENT FOR ITS SHARE OF THE ADMINISTRATIVE FEE FOR FISCAL YEAR ENDING SEPTEMBER 30, 2004, PURSUANT TO THE TERMS SET FORTH IN THE INTERLOCAL AGREEMENT, DATED AUGUST 12, 2004, BY AND BETWEEN THE CITY OF MIAMI BEACH, THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA) AND MIAMI-DADE COUNTY, FLORIDA, FOR THE PURPOSE OF ESTABLISHING THE USE OF 1.5% OF THE TAX INCREMENT REVENUES AGAINST REAL PROPERTY LOCATED WITHIN THE SOUTH POINTE REDEVELOPMENT AREA AND THE CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA TO BE REMITTED TO THE CITY AND COUNTY RESPECTIVELY AT THE END OF THE FISCAL YEAR.**

RECOMMENDATION:
Adopt the Resolution.

ANALYSIS:

During the course of the 2003/04 RDA budget approval process by Miami-Dade County, the County requested that each Community Redevelopment Area (CRA) include a 1.5% administrative fee (based on the County's annual Tax Increment Revenue (TIF) contribution in their respective budgets). The purpose of the fee is to defray the County's costs in connection with its oversight of the CRAs. This issue, together with the Children's Trust allocation item, was brought to the attention of the Finance and Citywide Projects on December 22, 2003. However, due to the fact that the existing bond covenants pledge all current and future increment for the repayment of outstanding bond obligations, it was determined that the RDA can only remit the administrative fee to the County at the end of the Fiscal Year, provided that the debt service on and other obligations relating to the bonds have been met. Similarly, the RDA negotiated to remit a like amount to the City for its use as well.

The RDA budgets were subsequently modified to include a reserve expenditure line item for the administrative fee, which is calculated against the County's share of the TIF payment. In FY 03/04, the fee to the County paid by City Center will be $99,055 and $105,641 by South Pointe. As indicated in an earlier memorandum, the fees paid by the City's two redevelopment areas account for more than 75% of the fees generated by all the other redevelopment areas in Miami-Dade County. It should be noted however, that Chapter 163.387(7)(a) Florida Statutes provides that the City and the County are eligible to share in any TIF Revenues not budgeted for a specific

use and remaining at the end of the CRA's fiscal year in the Trust Fund. Based on this provision, the City was able to negotiate allocating 1.5% of the County's share of the TIF payment back to defray their costs and 1.5% of the City's share of the TIF payment as a contribution back to the City. The TIF payment back to the City represents $125,443 for City Center and $129,807 for South Pointe.

On May 5, 2004, the City Commission and the RDA Board adopted separate resolutions, authorizing the execution of an interlocal agreement between the City of Miami Beach, the RDA and Miami-Dade County, which serves to document the terms by which the City and the County receive their respective administrative fees. It also documents the County's acknowledgement and approval of the RDA's intention to refinance all or a portion of its outstanding TIF bonds in City Center, provided that the issuance shall not exceed $101,090,000 and that such refinancing shall mature no later than December, 31 2022. On July 21, 2004, the Interlocal Agreement was submitted to the County's Economic Development and Human Services Committee for approval and recommendation to the Board of County Commissioners. The Committee approved the Interlocal Agreement as did the Board of County Commissioners, at it meeting on July 27, 2004.

RECOMMENDATION:

It is recommended that the Redevelopment Agency adopt the attached Resolution, appropriating $129,807 from South Pointe and $125,443 from City Center towards the City's share of administrative fees for the fiscal year ending September 30, 2004, pursuant to the provisions of the Interlocal Agreement.

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RESOLUTION TO BE SUBMITTED

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MIAMI BEACH REDEVELOPMENT AGENCY
AGENDA ITEM SUMMARY

Condensed Title:

A Resolution appropriating $232,000 in available Tax Increment revenue funds in order to complete the the enhancement of lighting and fountains on Lincoln Road.

Issue:

Shall the Chairman and Members of the Miami Beach Redevelopment Agency adopt the resolution appropriating and additional $232,000 towards the lighting and fountain project on Lincoln Road?

Item Summary/Recommendation:

On July 26, 2000, the City Commission approved a contract with Corzo, Castella, Carballo, Thompson, and Salman Architects (C3TS) to provide architectural services for the enhancement of lighting and fountains on Lincoln Road. The budget was originally set at $1,043,636, which included architectural fees of $112,000 and construction costs of $931,636. On May 8, 2002, the RDA appropriated $608,636 towards the Project. The balance of funding consisted of $300,000 in G.O. Bond Funds and $135,000 from the National Parks Service's "Save America's Treasures" Grant.

Since this time, certain City and County regulatory changes have resulted in an estimated budget shortfall of $231,508. The Administration recommends appropriating $232,000 from available City Center Tax Increment funds in order to complete the lighting and fountain project on Lincoln Road.

Advisory Board Recommendation:

Financial Information:

Source of Funds:

City Center RDA

Finance Dept.

	Amount	Account	Approved
1	$232,000	City Center RDA	
2			
3			
4			
Total			

City Clerk's Office Legislative Tracking:

Brad Judd/Kent Bonde

Sign-Offs:

Department Director	Assistant City Manager	City Manager
	AMC	

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AGENDA ITEM 3G

DATE 9-8-04

CITY OF MIAMI BEACH
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov

REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman David Dermer and Members of the Miami Beach Redevelopment Agency

Date: September 8, 2004

From: Jorge M. Gonzalez, Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY APPROPRIATING $232,000 IN AVAILABLE TAX INCREMENT FUNDS IN ORDER TO COMPLETE THE LIGHTING AND FOUNTAINS ENHANCEMENT PROJECT ON LINCOLN ROAD.**

ADMINISTRATION RECOMMENDATION:

Adopt the Resolution.

FUNDING:

$ 232,000 - City Center TIF revenues

ANALYSIS:

During the development phase of the Lincoln Road Lighting and Fountain Enhancement Project, Corzo, Castella, Carballo, Thompson, and Salman Architects (C3TS), the Architect-of-Record for the lighting and fountain renovation work on Lincoln Road, estimated the cost of construction alone, (excluding architectural costs of $112,000), to be $931,636, if completed in accordance with the developed construction documents . This set the entire project budget at $1,043,636. On May 8, 2002, the RDA Board adopted a resolution appropriating $608,636 towards the Project. The balance of the original funding request consisted of $300,000 from G.O. Bond funds and $135,000 from the National Parks Service "Save America's Treasures" Grant. (It should be noted that this latter amount ($135,000) was switched with monies appropriated for the Colony Project, as the entire National Park Service Grant was dedicated to the Colony.

Since this time, G.O. Bond funding was reduced by $100,000, which in turn reduced available construction funding to $831,636. Additionally, since the beginning of the Project, multiple changes have been made to the original plans that have further adversely impacted the budget, resulting in an estimated shortage of $231,508. These changes include the following:

- Historic Preservation Board - The original construction budget and the design for the 1100 block fountain on Lincoln included a $12,000 estimate for mosaic tile restoration by the original artist (Carlos Alvez) on the exterior walls of the fountain. Because the fountain features produce a white water aerated lighted display that

would reduce the visual need for an elaborate finish on the interior of the fountain, the architects believed that the interior of the fountains should have a "Diamond Brite" finish that would produce a state-of-the-art, reliable, and very easy to maintain interior surface below the water line. The Historic Preservation Board ruled that this would not be allowed and stated that the exterior, fountain wall cap, and all interior surfaces of the fountain would be required to be covered with artistic mosaic tile by Carlos Alvez. As no other option was allowed, Carlos Alvez was contacted to provide an estimate for the additional work. The new costs were $50,893.53. This decision alone raised the cost from the original project by a total of **$38,893**.

- Light Fixture Change - The original architectural construction documents that were approved by the HP Board and the Building Department for permitting of the Project reflected small pole mounted up-lights for the trees on Lincoln Road, The poles held duplex receptacles requested by the multiple planning meetings to provide power for Christmas lighting and special events on the Road. At the direction of the Administration, these up-lights were changed to an in-ground mounted up-light fixture with no provisions for the required duplex receptacles. An out-of-scope project was required to install 160 new fixtures of this type and to provide for a stand alone duplex receptacle in 48 separate locations on Lincoln Road as required by the construction documents. The costs for the materials and labor required for this change is **$40,396**.

- Louis Poulson Lights (ballast and light change) - The 60 decorative Louis Poulson tall light pole fixtures specified by the architects to be used on Lincoln Road, required a 175 watt metal halide light and ballast to produce the lighting levels required by the lighting survey that was performed prior to the design of the project. Due to complaints of excessive light raised by merchants on the Road, the Administration directed that the lighting of these fixtures be reduced to 100 watts. This required the purchase and installation of 60 new 100 watt metal halide lights and electronic ballasts and the removal of the originally installed 175 watt lights and electronic ballasts. The costs for this requested change was **$15,468** for the materials and labor.

- Building Department Change (electrical light junction boxes) - Although designed by the Architect-of-Record and approved by the City of Miami Beach Building Department for permitting and after the installation of 285 electrical junction boxes including 40 at pole light bases that were poured in concrete after electrical inspections of the work, it was determined by Miami-Dade Code Enforcement that the boxes used for the connection of electrical services were not to be allowed. Although the remaining fixtures to be installed were changed to reflect this new requirement, the 285 fixtures already installed will need to be re-done to meet this requirement. This will involve saw cutting of the concrete, rewiring the circuits and lights, the installation of new junction boxes, and the re-pouring of the concrete to meet the new installation requirements. The cost of this additional work including labor and materials is estimated to be **$66,751**.

- Building Department (Existing Conditions Stop Work Order) - The architectural design, specifications, and scope of work for the Lincoln Road Lighting and Fountain Enhancement Project required that all new electrical services and connections used for the project had to be tied in to the existing 45 electrical manhole vaults along the length of Lincoln Road. When opening the existing vaults for the installation of the new electrical services, the Building Department issued a "Stop Work Order" due to the conditions and Code violations they found with the existing electrical vaults. The Building Department determined that the existing conditions represented a potentially hazardous condition and has required corrections in conjunction with the completion of the new project. These unforeseen requirements are beyond the scope of work or funding for the Lincoln Road Lighting and Fountain Enhancement Project. To meet the code correction requirements will require the installation of weather proof junction boxes, fittings, box connectors, bushings and couplings, wiring, and wiring connectors to all circuits on Lincoln Road. The work will also require the identification and labeling of all wires and circuits on Lincoln Road and the installation of proper grounding on each junction box and junction box covers. To assure for the safety of the public, preliminary safety measures must be taken to allow the project to continue until a determination of method, need, and scope of work can be identified and prepared as construction documents by an electrical engineer. The preliminary safety work is estimated at between **$50,000- $70,000** to complete. The balance of the requirements and funding needs can only be determined after the completion of construction documents by a certified electrical engineer.

In conclusion, the total funding needs to continue work on the project is estimated to be $231,508.

RECOMMENDATION

The Administration recommends appropriating $232,000 from available City Center Tax Increment in order to complete the enhancement of lighting and fountains on Lincoln Road.

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Building Department (Existing Conditions Stop Work Order) - The architectural design, specifications, and scope of work for the Lincoln Road Lighting and Fountain Enhancement Project required that all new electrical services and connections used for the project had to be tied in to the existing 45 electrical manhole vaults along the length of Lincoln Road. The existing manhole vaults were installed in approximately 1998 with the Lincoln Road Renovation Project by a contractor, who apparently failed to get electrical inspections on the project. When opening these existing vaults for the installation of the new electrical services, the Building Department issued a "Stop Work Order" due to the conditions and Code violations they found with the existing electrical vaults. Some of the condition they found included illegal junction boxes, improper wiring, no identification of circuits, the use of non weather-proof fittings and wiring for ground mounted installations, water infiltration or standing water in the vaults, improper grounding, and very poor workmanship in the installation of the electrical services. The Building Department has determined that the existing conditions represent a hazardous condition and has required correction of the existing conditions in conjunction with the completion of the new project. These requirements are well beyond the scope of work or funding for the Lincoln Road Lighting and Fountain Enhancement Project. To meet these "new" code violation correction requirements will require the disconnection of literally all electrical circuits on Lincoln Road, removing old wiring that was not removed during the former project, the installation of weather proof junction boxes, fittings, box connectors, bushings and couplings, wiring, and wiring connectors to all existing circuits on Lincoln Road. The work will also require the identification and labeling of all wires and circuits on Lincoln Road and the installation of proper grounding on each junction box and junction box cover on Lincoln Road. Because of the installation methods used by the former contractor, the specifications for the work will require the services of an electrical engineer to determine the vault box size and the connection methods for the installation of the existing electrical conduits to the junction boxes to assure proper waterproofing, grounding, and safety of the installation. In an agreement with the Building Department to assure for the safety of the public, preliminary safety measures must be taken to allow the project to continue until a determination of method, need, and scope of work can be identified and prepared as construction documents by an electrical engineer. The preliminary safety work is estimated at between **$50,000- $70,000** to complete. The balance of the requirements and funding needs can only be determined after the completion of construction documents by a certified electrical engineer.

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RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND THE MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, APPROPRIATING $232,000 IN AVAILABLE TAX INCREMENT FUNDS IN ORDER TO COMPLETE THE LIGHTING AND FOUNTAINS ENHANCEMENT PROJECT ON LINCOLN ROAD.

WHEREAS, on July 26, 2000, the City Commission approved a contract with Corzo, Castella, Carballo, Thompson, and Salman Architects (C3TS) to provide architectural services for the enhancement of lighting and fountains on Lincoln Road (the "Project"); and

WHEREAS, on May 8, 2002, the RDA Board adopted a resolution appropriating $608,636 towards the Project; and

WHEREAS, the balance of the Project was to be funded by $300,000 from G.O. Bond funds and $135,000 from the National Parks Service "Save America's Treasures" Grant;

WHEREAS, since the beginning of the Project, numerous regulatory and code related changes have been made to the plans that have adversely impacted the budget, resulting in a estimated shortage of $231,508.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairman and Members of the Miami Beach Redevelopment Agency, hereby appropriate $232,508 in available Tax Increment funds in order to complete the lighting and fountains enhancement project on Lincoln Road.

PASSED and **ADOPTED** this _____ day of September 8, 2004.

_____
CHAIRMAN

ATTEST:

_____

SECRETARY

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APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

Redevelopment Agency General Counsel — Date 8/12/04

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